

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
NOVEMBER 9, 2009**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on November 9, 2009 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Jim Hensley	Vice President
Larry Kroll	Secretary
Don Flick	Member at Large

Directors Absent:

None

Also Present:

Joshua Scott CCAM	Total Property Management, Inc.
Monica Younger	Landscape Committee Chairperson

CALL TO ORDER

A quorum was present and the meeting was called to order at 7:04 pm.

EXECUTIVE SESSION DISCLOSURE

The Board did not meet in Executive Session on November 9, 2009

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the minutes of the October 12, 2009, regular Board of Directors meeting.

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$57,395.81 in the operating account and \$268,678.04 in the Reserve account as of October 31, 2009.

Gary Brenkman gave the Treasurer's Report on the Association's current finances.

FINANCIAL STATEMENT

A motion was made, and seconded to approve the financial statement for October 31, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

ENTRYWAY COLOR

A motion was made, seconded, and unanimously passed to approve the proposal as presented by Parkwest Landscape to install 26 flats of Snap Dragons & English Primrose in the amount of \$572.00.

HOLLIDAY LIGHTING

A motion was made, seconded and unanimously approved to approve the proposal for Holiday lighting as presented by Service 1st lighting contingent that the items that will be completed by Homeowners be removed from the proposal.


INSPECTOR OF ELECTIONS

A motion was made, seconded, and unanimously passed to approve the proposal as presented by Ball & Associates to be the inspector of elections for the 2010 annual meeting.

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 9:00 pm. The motion passed unanimously.

ATTEST:



1-11-10

Date

Date