

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JANUARY 11, 2010**

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 7:03 pm.

EXECUTIVE SESSION DISCLOSURE

The Board did meet in Executive Session on January 11, 2010

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the minutes of the November 9, 2009, regular Board of Directors meeting.

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$50,752.26 in the operating account and \$278,432.03 in the Reserve account as of December 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 December 31, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

LIEN APPROVAL

A motion was made, seconded, and unanimously passed to approve to place liens on the following units.

Assessor Parcel Number
530-82-51

POOL REPAIRS

A motion was made, seconded, and unanimously passed to approve items 2, 4, 5, 6, 8, 9, 10, 11, 13, 14, 11a, and 12a of the proposal generated by Aqua Blue Co. after an initial inspection in the amount of \$6,187.25 the cost to replace the mastic is \$4,968.25

ENTRYWAY COLOR

A motion was made, seconded, and unanimously passed to approve the proposal as presented by Parkwest Landscape to install carpet roses and alyssum in the amount of \$147.00.

ENTRYWAY KEYPAD

A motion was made, seconded and unanimously approved to issue a work order to Accent Gates to replace the keypad at the Sonrisa East entrance with an amount not to exceed \$500.00.

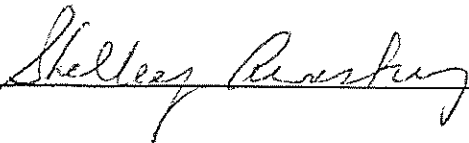
CEMENT REPAIRS NEAR TOT LOT

A motion was made, seconded, and unanimously passed to request a proposal from Tom Jordan to finish patching the cement near the tot lot and tennis courts. Management was asked if Tom Jordan could color the epoxy to better match the cement.

ADJOURN

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

ATTEST:



3-8-10
Date

Date