

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
MAY 10, 2010**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on May 10, 2009 at 9 Trovita, Irvine California.

ATTENDANCE

Directors Present:

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

Directors Absent:

None

Also Present:

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

CALL TO ORDER

A quorum was present and the meeting was called to order at 7:00 pm.

EXECUTIVE SESSION DISCLOSURE

The Board did not meet in Executive Session on May 10, 2010

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the May 10, 2010 Consent Calendar.

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$68,420.24 in the operating account and \$276,499.89 in the Reserve account as of April 30, 2010.

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 April 30, 2010 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 filing a lien on APN# 530-152-12

ARCHITECTURAL GUIDELINES

The Board reviewed a potential addition to the Architectural Guidelines regarding painting of homes.

SUMMER SECURITY HOURS

A motion was made, seconded, and unanimously passed to approve the proposed summer security hours of 7 days a week from May 30, 2010 through September 5, 2010.

STREET REPAIRS CONSULTANT

The Board tabled the approval of a Street repair consultant.

STREET SEAL COAT APPROVAL

A motion was made, seconded, and unanimously passed to approve the proposal as presented by Oliver Mahon to re-seal 175,000 sq ft of the Associations asphalt, remove and replace 2,800 sq ft of broken or damaged sections of the street, and resurface 3,700 sq ft in the amount of \$13,145.00 contingent that Oliver Mahon agrees to complete additional repairs that were not included on the proposal.

LIGHTING MAINTENANCE CONTRACT

A motion was made, seconded, and unanimously passed to approve of the contract as submitted y Service 1st lighting to perform the Association's monthly lighting maintenance in the amount of \$60.00 per month. Management was directed to send a letter of approval to Service 1st lighting informing them that their contract was approved effective June 1, 2010. Management was directed to send a termination letter to Three Phase Lighting effective May 31, 2010.

ENTRYWAY COLOR

A motion was made, seconded, and unanimously passed to approve of the expenditure of two additional flats of impatiens In the amount of \$44.00 The Landscape Committee will be presenting a recommendation for the summer planting.

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 8:15 pm. The motion passed unanimously.

ATTEST:



7/12/10
Date