

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

November 25, 2013

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on November 25, 2013 at 17 Sonrisa.

ATTENDANCE

Directors Present:

Shelley Armstrong President
Don Flick Vice President
Gary Brenkman Treasurer
Larry Kroll Secretary

Directors Absent:

David Melvold Member at Large

Also Present:

Joshua Scott CMCA AMS Total Property Management, Inc.
2 Homeowners.

CALL TO ORDER

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

EXECUTIVE SESSION DISCLOSURE

The Board met in executive session on November 25, 2013 to hold hearings.

CONSENT CALENDAR

- The Board tabled the approval of the October 14, 2013 Regular Session Board of Directors meeting minutes as they were not available. Management was directed to place the October minutes on the next agenda.

COMMITTEE REPORTS

The Board reviewed correspondence from the Parkwest Landscape. No motions were made.

FINANCIAL STATEMENTS

A motion was made, seconded, and unanimously passed to approve of the August and September, 2013 financial statements subject to audit as the fiscal year end.

RESERVE STUDY

A motion was made, seconded, and unanimously passed to approve of the 2014 Reserve Study as presented by Association Reserves.

BUDGET APPROVAL

A motion was made, seconded, and unanimously passed to approve of the 2014 budget with the monthly assessment to be increased to \$158.00 per Homeowner per month. Management was directed to include a notice on the cover informing the residents who have automatic payment through their bank that they will have to inform their financial institution of this change.

RULES AND REGULATIONS

The Board reviewed the current rules and regulations and held a brief discussion. No motions were made.

WROUGHT IRON FENCE

The Board reviewed proposals for repairs to the perimeter wrought iron fence. The Board tabled the approval of a Vendor and asked that the proposals be placed on the next meeting's agenda. Management was directed to inspect the fence during the next monthly property inspection and provide the Board with a report of its condition.

CANYON CREEK
November 25, 2013
Regular Session.


ROAD REPAIRS

After a discussion of the condition of the streets and a comparison of the Bids provided, the Board tabled the decision to approve of a Vendor to perform the 2014 road repairs and seal coat. Management was directed to request that the Vendors bidding on the project meet on January 14, 2014 at 4:00 PM for a property inspection.

ADJOURNMENT

A motion was made, seconded and unanimously passed to adjourn the meeting at 8:37 pm.

ATTEST:

 _____ Date 2/10/14