

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
March 27, 2014**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on March 27, 2014 at 2 Rincon.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Don Flick	Vice President
William Von Blasingame	Member

Directors Absent:

David Melvold	Secretary
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Also Present:

Joshua Scott, CMCA, AMS	Total Property Management, Inc.
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CALL TO ORDER

A quorum was present and the meeting was called to order at 7:03 pm.

EXECUTIVE SESSION DISCLOSURE

The Board met in executive session on March 27, 2014 to hold hearings.

ORGANIZATIONAL MEETING

A motion was made, seconded, and unanimously passed to approve of the following slate of officers:

Shelley Armstrong	President
Don Flick	Vice President
Gary Brenkman	Treasurer
David Melvold	Secretary
William Van Blasingame	Member at Large

CONSENT CALENDAR

A Motion was made, seconded, and unanimously passed to approve of the Consent Calendar which consists of the following:

- February 10, 2014 Minutes as amended.

COMMITTEE REPORTS

a. ARCHITECTURAL COMMITTEE

The Board reviewed a recently approved architectural application for 5 Rincon to install artificial turf and a notice of completion submitted by 5 Trovita.

FINANCIAL STATEMENTS

After being provided with the Treasurer report, a motion was made, seconded, and unanimously passed to approve of the January 1, 2014 financial statements subject to audit at the fiscal year end.

FENCE REPAIRS/REPLACEMENT

The Board reviewed proposals to repair and a proposal to replace. No decision was made. Management was directed to place this on the April 2014 agenda.

ROAD REPAIRS

A motion was made, seconded, and unanimously passed to approve of the proposal as submitted by Quickel paving to grind 3,100 lineal feet of concrete edges, apply Petromat paving fabric to 55,000 square feet to existing asphalt in two areas up to 1.5" average thickness, 3,000 lineal feet of crack fill with hot rubberized crack sealant, apply Guardtop seal coat to 168,500 square feet of existing asphalt, raise 6 manhole covers, 16 water valve cans, replace blue reflectors and restripe as existing in the amount of \$71,927.00

POOL

A motion was made, seconded, and unanimously passed to ask Decksides Pool Service to turn on the pool heat for the summer at their next scheduled maintenance day. A motion was made seconded and unanimously passed to instruct Management to provide a work order to Decksides Pool Service to replace the pool drain covers as required by the VGB act.

BLOCK WALL

The Board reviewed an observation report as provided by Tom Jordan regarding his findings after inspecting the block wall that was repaired by Humburg and Associates. After determining that the approved scope of work was not completed, a motion was made, seconded, and unanimously passed to not pay the invoice in the amount of \$475.00.

PAYPHONE

A motion was made, seconded, and unanimously passed to direct Management to issue a work order to Tom Jordan to remove the payphone at the pool and repair the stucco with an amount not exceed \$500.00. Management was directed to cancel the phone service to this phone.

MONUMENT AT HICKS

A motion was made, seconded, and unanimously passed to deny the proposal as submitted by Michael Grant Construction to modify the Canyon Creek sign at Hicks Canyon to match Northwind's monument.

MAILBOX AND POLES

The Board directed Management to obtain proposals to repaint the existing mailboxes.

POOL HOUSE REMODEL

The Board briefly discussed the remodeling of the pool house and the funding of this project.

SONRISA WEST MONUMENT

The Board reviewed proposals to repair the wall and monument on Sonrisa west. Management was directed to communicate with the Vendors to ask what they feel caused the damage, if the wall will have to be rebuilt, and is the footing deep enough.

SIDEWALK DIVIDERS

The Board tabled the decision to replace the concrete dividers in the amount of \$2,590.00 and directed Management to inspect this walkway to determine if the dividers require replacement.

BBQ STUCCO UPDATE

The Board reviewed correspondence from Tom Jordan regarding repairing the stucco at the BBQ. Management was directed to inspect this repair during the next property inspection.

BBO SEALING

A motion was made, seconded, and unanimously passed to approve of the proposal as submitted by Alpine Marble in the amount of \$450.00 to seal the countertop at the BBQ after removing stains.

TREE MAINTENANCE

A. TREE PRUNING

After a review of the proposals provided, a motion was made, seconded, and unanimously passed to approve of Parkwest Landscape to perform the 2014 annual tree trimming with an amount not to exceed \$7,000.00. Management was directed to obtain the opinion of an Arborist to determine which trees should be trimmed, and the proposal is to include the Eucalyptus Windrow Trees.

B. TREE MAINTENANCE

The Board reviewed an arborist report provided by Parkwest Landscape which confirmed the health of trees that were brought to the Boards attention by a Tree Trimmer that felt the tree needed to be reviewed. The report stated that the trees were healthy.

C. ROOT PRUNING

The Board reviewed proposals to root-prune the camphor trees at the entryway. This decision was tabled.

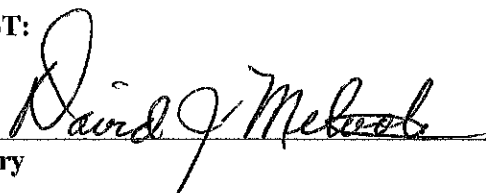
RULES & REGULATIONS

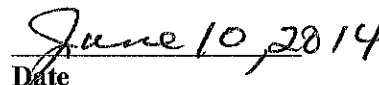
The Board reviewed the proposed rules and regulations. The approval was tabled.

ADJOURNMENT

A motion was made, seconded and unanimously passed to adjourn the meeting to Executive Session at 8:32 pm.

ATTEST:


Secretary


Date