

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JUNE 10, 2014**

NOTICE OF MEETING

Upon notice duly given and received, the meeting of the Board of Directors of the Canyon Creek Homeowners Association was held on June 10, 2014 at 24 Sonrisa, Irvine, CA.

ATTENDANCE

Members Present:

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

Members Absent:

None

Also Present:

Heather Hoover, CMCA	Managing Agent, Total Property Management, Inc.
Homeowners Present (5)	

CALL TO ORDER

A quorum was present, and Board President, Shelley Armstrong called the meeting to order at 7:03 p.m.

HOMEOWNER FORUM

Homeowners present discussed the following issues of the Association:

- Removal of the speed bump
- Speed limit signs
- Recent violation letters

CONSENT CALENDAR

UPON A MOTION DULY MADE, SECONDED AND CARRIED the Board resolved to approve the following consent calendar items:

- **May 13, 2014 General Session Meeting Minutes**

COMMITTEE REPORTS

Architectural

- 9 Ramada – Home Remodel
The homeowner submitted five (5) applications for the following to remodel the home:
 1. Replace roof – This application was approved with the following condition that should the existing roof tiles not be sufficient to cover the new roof, the homeowner is to submit a sample of the new material and layout as to where it will be used.
 2. Paint house – Approved, except for front door color, which was not approved.

3. Add 2nd level – with ARC Committee/on hold pending changes from homeowner
 4. Replace front door – with ARC Committee/on hold pending changes from homeowner
 5. Replace windows – with ARC Committee/on hold pending changes from homeowner
- 25 Sonrisa – Replace Windows - APPROVED

Landscape

Management was directed to have the stump from the recent tree removal south of the tennis court ground out.

MANAGEMENT FINANCIAL REPORT

Treasurer Report

Board Treasurer, Gary Brenkman provided his Treasurer's Report on the finances of the Association to the Board for the period ending May 31, 2014. Following discussion of January notices of delinquencies, management was requested to apprise the Board at the immediate next Board meeting of any such notices being sent. Upon review, A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to approve the financials ending May 31, 2014 subject to the fiscal year-end audit.

BOARD DISCUSSION/MANAGEMENT REPORT

A. Iron Fencing

The Board reviewed the proposals presented to repair and repaint the iron fencing as well as to replace the iron fencing along the back perimeter fence. At this time, the Board motioned to table the proposals for the fence repairs along the creek however; additional proposals were requested for the fence repairs at the end of the cul-de-sac along Puerto.

B. Entry Wall

The Board reviewed the proposals submitted to perform a structural inspection of the monument wall at the west entry gate and create a scope of work for the repair/replacement of the wall. The Board tabled this item and would like to re-review the original proposals submitted in March. No motion made or carried.

C. Proposal Personal Touch – Spring Cleaning

The Board reviewed the unsolicited proposal submitted by Personal Touch Cleaning for "spring cleaning" of the pool furniture and pool area as well as the tennis court and windscreens surrounding the tennis courts. The Board noted that this work is not necessary and motioned to deny the proposal. UPON A MOTION DULY MADE, SECONDED AND CARRIED UNANIMOUSLY, the Board voted to deny the proposal presented for spring cleaning at the pool.

D. Proposal Deckside Pool Service – Replace Pool Pump

The Board reviewed the proposal submitted by Deckside Pool Service to replace the pool pump with a Pentair 2 HP Whisperflow pump is \$1,239.00. UPON A MOTION DULY MADE, SECONDED AND CARRIED with one (1) abstention*, the Board voted to approve the replacement of the pool pump. The funds will come from the Association's Reserve Account GL #3321, Pool/Spa Reserve.

*William Von Blasingame abstained

E. Proposal Accent Automated Gates – Install New Chain & Idler Pulleys

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The Board reviewed the proposal submitted by Accent Automated Gates to install new chain and idler pulleys on all the gates. The cost for installing new change and idler pulleys is \$1,040.20. The Board requested more information prior to approving the proposal including whether this work is needed if the gate is to be refurbished.

F. Proposal Association Reserves - Reserve Study

The Board reviewed the proposal submitted by Association Reserves to prepare the 2014 Reserve Study for the Association. The proposal includes pricing for a one-time study and for a three-year plan. The cost for the three-year plan is \$610.00 per year for a total cost savings of \$210.00. UPON A MOTION DULY MADE, SECONDED AND CARRIED UNANIMOUSLY, the Board voted to approve the Loyalty Plan option proposal from Association Reserves.

G. 2014 Project List

The Board reviewed and discussed the Project List for the Association.

H. Open Violation Report

The Board reviewed the open violation report.

I. Pool Leak/Deck Repair Update

The Board discussed the completed repairs for the irrigation line break at the pool area. The Board noted that the color of the replaced concrete is still unacceptable and to advise Scott English Plumbing of such work.

NEXT MEETING ANNOUNCEMENT

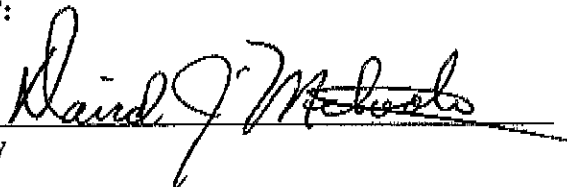
The next Board meeting will be held on July 8, 2014 at 7:00 p.m. at 2 Rincon, Irvine, CA.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, A MOTION WAS DULY MADE, SECONDED, AND CARRIED UNANIMOUSLY to adjourn the General Session Meeting at 9:23 p.m.

ATTEST:

Secretary



Date

