

Canyon Creek

Meeting Minutes for Canyon Creek Homeowners Association

Meeting Type Annual
Meeting Date 02/10/2015
Location 17 Sonrisa, Irvine, CA
Attendees Shelley Armstrong, President
Don Flick, Vice President
Gary Brenkman, Treasurer
Dave Melvold, Secretary

Not In Attendance:
William VonBlasingame, Member at Large

Also In Attendance:
Heather Hoover, Total Property Management, Inc.
(4) Homeowners

Called To Order 7:17 pm

Minutes Approval The prior year meeting minutes were read aloud to the membership. The Board had a question as to the nomination for William Von Blasingame whether he was nominated from the floor or was a write-in candidate on the ballot. It was also noted that Larry Kroll was not listed on the ballot for 2014 and his name should be removed from the list of candidates. Brenkman made a motion to approve the minutes upon clarification of Von Blasingame's nomination and removal of Kroll from the candidate list. The motion was seconded by Armstrong and carried unanimously.

Homeowner Input Homeowners present and the Board discussed various items of the community including:

- short-term rental restrictions
- landscaping at the corner of Hicks Canyon and Yale by the monument sign
- overgrown trees on the Hicks Canyon trail
- perimeter fencing project
- tennis court lessons

Manager's Report **REGISTRATION**
Registration was open from 7:00 p.m. - 7:15 p.m.

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ANNOUNCEMENT OF QUORUM

Inspector of Election, Regina Taylor with Accurate Voting Services, Inc. announced that a quorum had been established with 66 eligible secret ballots represented either in person or by proxy.

CALL TO ORDER

Shelley Armstrong called the meeting to order at 7:17 p.m.

WELCOME & INTRODUCTION OF CURRENT BOARD OF DIRECTORS

The current Board of Directors was introduced as well as the management representative, Heather Hoover of Total Property Management, Inc.

NOMINATIONS FROM THE FLOOR & INTRODUCTION OF CANDIDATES

A motion was made by Brenkman, seconded by Melvold and carried unanimously to open the floor for nominations.

The slate of candidates was announced and consisted of the following persons:

Shelley Armstrong*
Gary Brenkman*
Don Flick*
David Melvold*

*denotes incumbent

There being no nominations from the floor, a motion was made by Brenkman, seconded by Melvold and carried unanimously to accept the candidates as presented and close the floor to nominations.

BALLOTING/ELECTION PROCEDURES

Management provided a brief explanation of the balloting and election procedures to the members present. The Association allows for cumulative voting whereby each unit owner may cast the number of votes equal to the number of positions open, which would be five (5) votes per unit.

ANNOUNCEMENT OF CLOSED POLLS

Taylor made an announcement that the polls were closed at 7:45 p.m.

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RESULTS OF ELECTION AND TAX LIABILITY VOTE

The elected Board of Directors, all with a one (1) year term are as follows:

Shelley Armstrong
Gary Brenkman
Don Flick
David Melvold

There were five (5) write-in candidates on the ballot consisting of the following members:

Jeri Chinarian
Jim Hensley
Richard Lombardi
William Von Blasingame (incumbent)
John Withers

Being that there is one (1) vacant position on the Board of Directors, management will contact the homeowners starting with Jeri Chinarian, who received the most write-in votes, to see if she is interested in serving on the Board.

To comply with IRS Revenue Ruling 70-604, *if* the Association has a surplus of funds at the budget year-end, the membership must vote to apply any excess funds to the next year's assessment to reduce potential tax liabilities. The vote passed with the majority in favor. (50 ayes, 1 no, 15 abstained).

Action Items

There being no further business to come before the Board of Directors at this time, a motion was made by Melvold, seconded by Brenkman and carried unanimously to adjourn the Annual Meeting.

ATTEST:

Signature

Date

Next Meeting Date 02/09/2016

Time Adjourned 7:47 pm