

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
NOVEMBER 10, 2015**

I. 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 November 10, 2015 at 37 Sonrisa, Irvine, CA.

II. ATTENDANCE

Members Present:

Shelley Armstrong	President
Don Flick	Vice President
Gary Brenkman	Treasurer
Richard Lombardi	Member at Large
David Melvold	Secretary

Also Present:

Tiani Bobitch, CMCA[®] Managing Agent, Total Property Management, Inc.

III. CALL TO ORDER

A quorum was present, and Board President, Shelley Armstrong called the meeting to order at 7:05 p.m.

IV. EXECUTIVE SESSION DISCLOSURE

- An announcement was made indicating that the Board will meet in Executive Session following this meeting to hold hearings for non-compliance issues, and to discuss contractual, delinquencies, legal, and personnel issues as permitted by California Civil Code.

- **Collection Matters**
The Board reviewed and discussed collection matters in executive session.

V. HOMEOWNER FORUM

There were no homeowners present.

VI. MINUTES

The Board tabled the October 13, 2015 general session meeting minutes with revisions.

VII. TREASURER'S REPORT

A. Financial Status of the Association

A MOTION WAS DULY MADE BY GARY BRENKMAN, SECONDED BY DON FLICK AND UNANIMOUSLY CARRIED BY THE BOARD to approve the October 2015 financial statement.

B. Revised Draft 2016 Budget

A MOTION WAS DULY MADE BY GARY BRENKMAN, SECONDED BY DAVID MELVOLD AND UNANIMOUSLY CARRIED BY THE BOARD to approve the draft 2016 budget as provided by Gary Brenkman and increase the Association's dues to \$175.00.

VIII. LIEN APPROVAL

There were no eligible accounts presented at this time.

IX. COMMITTEE REPORTS

A. Social Committee

There were no reports made by the Social Committee.

B. Traffic Safety Committee

There were no reports made by the Traffic Safety Committee.

C. Architectural Committee

The Board reviewed the architectural applications that were approved, denied, or pending approval.

Address:	Name:	Project:	Status:
1 Puerto	Likens	Hardscape	In progress
No update at this time. Board asked Management to send a letter regarding plant material and to request an architectural application be submitted.			
1 Vispera	Lui	Paint, Stucco, Garage Door Replacement, Roof	In progress
No updates at this time.			
1 Sonrisa	Lee	Roof, Windows, Stucco, Paint	In progress
No updates at this time.			
8 Vispera	Parsons	Paint, Stucco	In progress
No updates at this time.			
13 Redonda	Davenport	Front Door	Completed
8 Trovita	Katt	Window above front door	Approved
Approval on 8/25/15			
11 Redonda	Shen	Paint, Roof	Unable to confirm at this time
15 Ramada	Rezai	Paint	Completed
7 Rincon	Slots	Artificial Turf	In progress
9 Ramada	Peters	Artificial Turf	Denied
Application was denied with conditions, request for resubmittal.			
13 Redonda	Davenport	Windows Replacement	Submitted
12 Vispera	Thompson	Windows Replacement	In progress
Application stated 14 windows, there are 32 total. Approved on 9/2/15			
8 Trovita	Katt	Solar Panels	Approved
Approved on 11/5/15			

D. Landscape Committee

Park West Weekly Landscape Reports

There were no reports made by the Landscape Committee.

E. Project 5B Committee

There were no reports made by the Project 5B Committee.

F. Building and Grounds Committee

There were no reports made by the Building and Grounds Committee.

X. BOARD DISCUSSION/MANAGEMENT REPORT

A. Landscape Proposals/Turf Removal/Water Saving Options

The Board tabled the proposals for water saving options until the December Board meeting.

B. Landscape Maintenance Contract Increase

A MOTION WAS DULY MADE BY DAVID MELVOLD, SECONDED BY GARY BRENKMAN AND UNANIMOUSLY CARRIED to approve the proposed increase to the landscape maintenance contract as provided by Park West Landscape in the amount of \$2,330 per month effective January 1, 2016.

C. Replacement of Spa 8-in-1 Sign

A MOTION WAS DULY MADE BY DON FLICK, SECONDED BY GARY BRENKMAN AND UNANIMOUSLY CARRIED to approve the proposal provided by Deckside Pool Services for the replacement of the 8-in-1 sign at the Association's spa area in the amount of \$318.80.

D. Pool Furniture

The Board tabled the pool furniture proposals until the December Board meeting.

E. Security Camera Installation

The Board tabled the proposals for the installation of security cameras indefinitely.

F. Correspondence

The Board reviewed several correspondences that did not require action, therefore no action was taken.

G. Request for Reimbursement

A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve a reimbursement request from Maria Hensley for the purchase of paint samples in the amount of \$31.83.

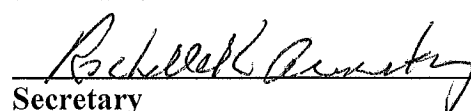
XI. NEXT MEETING ANNOUNCEMENT

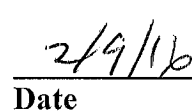
The next Board meeting will be held on December 8, 2015 at 7:00 p.m. at 15 Sonrisa.

XII. 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 8:34p.m.

ATTEST:


Secretary


Date