

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

MAY 16, 2017

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 May 16, 2017 at 29 Sonrisa, Irvine, CA.

II. ATTENDANCE

Members Present:

David Melvold	President
Don Flick	Vice President
Gary Brenkman	Treasurer
Ken Fairbanks	Member at Large

Members Absent:

Richard Lombardi	Secretary (previously advised)
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Also Present:

Laurie Coffman, CMCA® Managing Agent, Total Property Management, Inc.

CALL TO ORDER

A quorum was present, and Board President, Dave Melvold, called the meeting to order at 7:06 PM.

III. HOMEOWNER FORUM

There was one homeowner present. Input by homeowner regarding updating and sending out the association roster, as well as request for community garage sale.

IV. EXECUTIVE SESSION DISCLOSURE

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

V. MINUTES

- A. A MOTION WAS DULY MADE BY GARY BRENKMAN, SECONDED BY DON FLICK, AND CARRIED BY THE BOARD** to approve the minutes of the April 11, 2017 General Session meeting. Dave Melvold abstained.

VI. TREASURER'S REPORT

- A. A MOTION WAS DULY MADE BY GARY BRENKMAN, SECONDED BY KEN FAIRBANKS, AND UNANIMOUSLY CARRIED BY THE BOARD** to approve the April 30, 2017 Financial Statements as submitted.

VII. LIEN APPROVAL - None

VIII. COMMITTEE REPORTS

A. Architectural Committee – Current Activity.

1) Submitted; 2) Approved; 3) Project Started – Shelley will advise; 4) Project Completed

Address:	Name:	Project:	1	2	3	4
7 Puerto	Silver	Room Addition	x	x		
5 Redonda	Baden	Roof	x	x		
6 Redonda	Gitlin	Windows/Paint	x	x		
16 Redonda	Withers	Roof/Patio Cover	x	x	x	x
16 Rincon	Laufer	Windows/Skylight/Roof	x	x		
16 Rincon	Laufer	Cover ledge under 2 nd floor window	x	x		
16 Rincone	Laufer	Paint Stucco/Siding/Wood Trim	x			
9 Sonrisa	Noh	Remodel/Skylight	x	x		
9 Sonrisa	Noh	Front Door/French Doors	x	x		
9 Sonrisa	Noh	Windows	x	x		

B. Social Committee – Geraldine Chinarian. No updates.

C. Community Facilities Committee – Ken Fairbanks

- The Committee reviewed the condition of various community facilities and plan to follow up with specific proposals in the future for Board consideration.

D. Landscape Committee – Chairman Pending

- Park West weekly updates reviewed by the Board of Directors.

E. Welcoming Committee – Don Flick

- 20 Redonda – Absentee owner, Yanbin Li.

F. Pool Safety/Security Committee – Chairman, John Withers. No updates

IX. STATUS REPORT ON APPROVED/ACTIVE PROJECTS

A. Wrought Iron Fence/Tamizar – Claim filed with the City of Irvine/Pending

B. Summer Break Patrol – Dates confirmed – 06/02/17-09/04/17 (7) days week/9pm-1am

X. PROPOSALS

A. Mailbox Cleaning

A MOTION WAS MADE BY GARY BRENKMAN, SECONDED BY KEN FAIRBANKS AND UNANIMOUSLY CARRIED BY THE BOARD to approve Personal Touch Cleaning Proposal in the amount of \$743.00 to clean and apply Recolor to all mailboxes/posts within the association. Gary Brenkman to purchase product for vendor use. All to be paid from Handyman Expense Operating.

B. Installation of New Sod in bare areas

A MOTION WAS MADE BY GARY BRENKMAN, SECONDED BY KEN FAIRBANKS AND UNANIMOUSLY CARRIED BY THE BOARD to approve Park

West Proposal for the installation of sod on bare areas where Eucalyptus were removed, in the amount of \$1,731.00 to be paid from Landscape Replacement Operating.

XI. NEXT MEETING ANNOUNCEMENT

The next Board meeting is scheduled for Tuesday, June 13, 2017 at 37 Sonrisa at 6:30 p.m., beginning with the Executive Session and General Session meeting immediately following, or at 7:00p.m.

XII. ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was duly made, seconded and carried unanimously to adjourn the General Session Meeting at 8:44 PM.

ATTEST


Secretary


Date