

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
JANUARY 12, 2009**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on January 12, 2009 at 17 Sonrisa, Irvine California.

**ATTENDANCE**

**Directors Present:**

Shelley Armstrong	President
Gary Brenkman	Treasurer
Larry Kroll	Secretary
Phil Lisle	Member at Large

**Directors Absent:**

None

**Also Present:**

Anil Suri	Homeowner
Joshua Scott CCAM	Total Property Management, Inc.
Elva Gonzalez CCAM	Total Property Management, Inc.

**CALL TO ORDER**

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:21 pm.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session on January 12, 2009 to hold a hearing and discuss delinquency matters.

**HOMEOWNER FORUM**

Anil Suri voiced his interest in running for a position on the Canyon Creek Board of Directors.

**CONSENT CALENDAR**

The minutes of the December 8, 2008 Board of Directors meeting were tabled due to corrections needing to be made.

**COMMITTEE REPORTS**

**Architectural Committee**

14 Trovita – Architectural application to paint his home was approved as submitted.

**COMMITTEE REPORT:**

**Landscape Committee**

No report

**MANAGEMENT FINANCIAL REPORT:**

Management informed the Board of the financial status of the association, which consisted of \$36,116.84 in the operating account and \$264,822.82 in the Reserve account as of December 31, 2008.

Gary Brenkman also reported on the Association's current finances and stated that the Association's expenses in December 2008 were in line with the projected budget. A motion was made, and seconded, to approve the December 31, 2008 financial statements as presented, subject to audit by the CPA at the fiscal year end. The motion passed unanimously.

**Certificate of Deposit Laddering**

A motion was made, and seconded, to delegate the approval of a Certificate of Deposit laddering program to the Association's Treasurer Gary Brenkman. The motion passed.

**BOARD DISCUSSION & MANAGEMENT REPORT**

**OLD BUSINESS**

Wrought Iron – The project has begun. Fence Menders is repainting the perimeter fence from the fire gate next to 17 Ramada, along the creek bed, through the end of the common area fence at Puerto.

Entry gate planting – Management is waiting for the final drawings from the Landscape Committee before presenting to the Board.

Pool and Spa – Hunter Pools will be completing the upgrades to the pool and spa drains in compliance with the Virginia Graeme Baker Pool and Safety Act by January 14, 2009.

Pool Umbrella – The Board instructed Management is to order another umbrella in a taupe color.

**NEW BUSINESS**

**Re-Allocation of Reserve Balances**

Management proposed re-allocating the reserves for the fiscal year ending December 31, 2008. A motion was made, seconded, and unanimously approved to re-allocation of reserve balances as presented.

Tom Jordan Proposals

The Board of Directors tabled the proposals as presented by Tom Jordan to replace the pool rest room toilets and three stop signs in the association. The stop signs will be viewed on the next scheduled property inspection with Management.

**CALENDAR ITEMS**

The Board requested that a proposal to trim the Ficus trees at the entrance corners be presented in the April Board of Directors Meeting.

There was a brief discussion of a Rule change to restrict landscape maintenance services during certain time frames or days. No action was taken at this time and it will be consider at a later time.

**ADJOURN**

A motion was made, seconded and carried to adjourn the meeting at 7:55 pm. The motion passed unanimously.

**ATTEST:**

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**Date**

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**Date**