

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JUNE 16, 2009**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 16, 2009 at 9 Trovita, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Jim Hensley	Vice President
Don Flick	Member at Large

Directors Absent:

Larry Kroll	Secretary
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Also Present:

Joshua Scott CCAM	Total Property Management, Inc.
Monica Younger	Landscape Chairperson

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:00 pm.

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on June 16, 2009 to discuss delinquency matters.

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the minutes of the May 13, 2009, regular and executive Board of Directors meeting as amended.

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$45,571.47 in the operating account and \$262,112.91 in the Reserve account as of May 31, 2009.

Gary Brenkman gave the Treasurer's Report on the Association's current finances and gave an overview of the state of the 2009 budget.

A motion was made, and seconded to approve the financial statement for May 31, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

BOARD DISCUSSION & MANAGEMENT REPORT
OLD BUSINESS

Painting of restroom floors – A motion was made, seconded, and unanimously passed to approve the proposal as presented by Empire Building Services to paint the restroom floors with a non-slip epoxy coating in the amount of \$1,250.00

Entryway Color Ratification -- A motion was made, seconded, and unanimously passed to ratify the approval to replant the entryway with 22 flats of Petunias in the amount of \$506.00

Additional Painting Proposal – A motion was made, seconded, and unanimously approved to have Fence Menders paint the gate equipment and bathroom doors in the amount of \$500.00

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 9:00 pm. The motion passed unanimously.

ATTEST:

Date

Date