CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
JULY 13, 2009

NOTICE OF MEETING
Upon due notice given and received, a meeting of the Board of Directors was held on July 13, 2009 at 9 Trovita, Irvine California.

ATTENDANCE
Directors Present:

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

Directors Absent:
None

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 July 13, 2009 to discuss delinquency matters.

CONSENT CALENDAR
A motion was made, seconded, and unanimously approved, to approve the minutes of the June 16, 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 $48,375.42 in the operating account and $268,987.39 in the Reserve account as of June 30, 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 June 30, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

BOARD DISCUSSION & MANAGEMENT REPORT
OLD BUSINESS

Entryway Color – The Board tabled the approval to plant new color at the entrance.

Lighting Maintenance Proposal – The Board tabled the decision to change lighting vendors.

Lighting Enhancement Proposal – The Board tabled the approval of a contractor to upgrade the lighting throughout the Association.

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

ATTEST:

_____   _____
                                                                Date

_____   _____
                                                                Date