NOTICE OF MEETING
Upon notice duly given and received, a general session meeting of the Board of Directors of the Canyon Creek Homeowners Association was held at 13 Ramada, Irvine, CA on July 9, 2019.

ATTENDANCE
Directors Present: Don Flick, President
Ken Fairbanks, Vice President
David Melvold, Treasurer
Ralph Annunziata, Secretary
Ann Marie Simmons, Member at Large

Representing Mgmt: Jamie Hackwith, CMCA, AMS, PCAM

GUESTS PRESENT
There were two (2) guests in attendance for regular session.

CALL TO ORDER
A quorum was present, and President, Don Flick, called the meeting to order at 6:52 PM

HOMEOWNER FORUM
There were two (2) homeowners in attendance for regular session. The following items were brought before the Board:

- Artificial turf

EXECUTIVE SESSION DISCLOSURE
An announcement was made indicating that the Board met in Executive Session prior to the Regular Session portion of the meeting to discuss delinquencies, hold hearings for non-compliance matters, contractual, personnel and legal issues as permitted by California law.

MINUTES
A motion was made, seconded and carried unanimously to approve the Minutes from the June 11, 2019 regular session meeting, as revised.

TREASURER’S REPORT
The Board reviewed the financial statement for the period ending June 30, 2019. Management informed the Board of the most current financial status of the Associations banking accounts, which consisted of $53,787.60 in the checking account and $579,104.79 in the reserve investment account

A motion was made, seconded and carried unanimously to accept the treasurer’s reports for June 30, 2019.

A motion was made, seconded and carried unanimously to affirm payment to Sam Chinarian in the amount $131.51 for supplies purchased for the 2019 Easter Egg Hunt Event.

INVESTMENT MATURITY DATES
None this period

FINANCIAL SERVICES
The Board discussed the status of the new account to be opened with Mutual of Omaha. No motions were made.
LIEN APPROVALS
None this month

FORECLOSURES
None this month

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE
Chairman: Shelley Armstrong
1. The Board reviewed the Architectural Progress Report. **No motions were made.**

COMMUNITY FACILITIES COMMITTEE
Chairman: Ken Fairbanks
1. Facilities Update – Ken Fairbanks gave the report. Items of discussion included:
   - Pedestrian Gate – Ken announced that the Yale gate has been repaired.
   - Gates, locks and fences – Ken noted that there are additional expenses related to the repair of the pool gate to be completed by Fence Menders.

   **A motion was made, seconded and carried unanimously to provide authorization up to an additional $1,200.00 for expenses related to the gate repair, including $400.00 for the code box, $200.00 for the electronic strike plate, $200.00 for installation and $200.00 for the city permit.**

   2. Wall Caps (Rincon) – Discussion of the bid from Cox Contracting to complete the work @ $5,180.00

   **A motion was made, seconded and carried unanimously to table discussion until the August 13, 2019 meeting.**

LANDSCAPE COMMITTEE
Acting Chairman: Don Flick
1. Park West punch list and weekly landscape reports. **No motions were made.**

   2. Pine Trees on Hicks Canyon Dr. – The Board Reviewed the Evaluation completed by Park West Tree Care of the fourteen (14) pine trees located along Hicks Canyon Dr.

   **A motion was made, seconded and carried unanimously to table discussion until the August 13, 2019 meeting.**

   3. 35 Sonrisa – The Board reviewed the request from the homeowner to remove pine trees located behind the home.

   **A motion was made, seconded and carried unanimously to table discussion pending clarification regarding ownership of the trees along Hicks Canyon Dr.**
4. Greenbelt Concrete Pathway Repair – The Board reviewed the information submitted by WB Starr and the bid submitted by Concrete Hazard Solution to complete concrete removal and replacement between Vispera and Redonda @ $10,480.00. $4,800.00 of this total to be directed to WB Starr for sidewalk damage during tree removal.

A motion was made, seconded and carried unanimously to move forward with the proposal submitted by Concrete Hazard Solution to complete concrete removal and replacement between Vispera and Redonda @ $10,480.00 and to send a demand letter to WB Starr to submit reimbursement in the amount $4,800.00. To be coded to the Concrete Walkway reserve fund.

Chairman: Don Flick
1. Green Belt Renovation - Per Don Flick, proposals for entire greenbelt are currently being revised and shall hopefully be available for review at the August 13, 2019 meeting. No motions were made.

Chairman: Geraldine Chinarian
1. No report submitted

One new homeowner, Leon Li Family, 2 Ramada. Don has met with the new homeowners and presented the welcoming packet. They will move in once remodel is completed.

The Board reviewed the update to the reserve study (Revision 1) as completed by ARS. As of January 1, 2020, ARS anticipates the Association shall be 68.52% funded. ARS is recommending the Association budget $7,979.17 per month in 2020 for reserves. The Association currently budgets $7,558.33 per month for 2019.

A motion was made, seconded and carried unanimously to table discussion until the August 13, 2019 meeting.

The Board reviewed the policy drafted by Robert DeNichilo of Nordberg | DeNichilo and comments received from various homeowners.

A motion was made, seconded and carried unanimously to table discussion and create a task force to review and refine the proposed camera policy for review by the Board by no later than the August 13, 2019 meeting.
VEHICLE ACCIDENT (YALE AVE)
The Board reviewed information regarding the vehicle collision into the perimeter fence on Yale Avenue on January 24, 2019. Management received a check from Mercury Insurance in the amount of $767.50 for repair of the landscape. However, they are standing firm on the 5% depreciation for the damaged fencing/gate.

A motion was made, seconded and carried unanimously to send a demand letter to the vehicle driver for the 5% depreciation not covered under the insurance compensation.

NEW BUSINESS

LANDSCAPE RULES
The Board reviewed an email submitted by David Melvold regarding Section 3.3.4 of the Architectural Procedures and Standards, which deals with permitted types of ground cover.

A motion was made, seconded and carried unanimously to ask the Landscape Committee for a recommendation for how to proceed for review by the Board at the August 13, 2019 meeting.

LETTER FROM THE CITY OF IRVINE
The Board reviewed a letter submitted by the City of Irvine regarding the Police Department and the Community Development Department’s efforts to address quality of life concerns that may impact Irvine neighborhoods.

A motion was made, seconded and carried unanimously to invite a representative from the city to attend a townhall meeting at 6:30 PM on Monday, August 12, 2019 at the pool.

STREETS
The Board discussed the possibility of re-striping the streets.

A motion was made, seconded and carried unanimously to table discussion until the August 13, 2019 meeting.

NEXT MEETING
The next scheduled Board of Directors Meeting will be held on Tuesday, August 13, 2019 at 37 Sonrisa, Irvine, CA. Executive Session Meeting to begin at 6:30 PM, with the General Session Meeting immediately following or by 7:00 PM.

ADJOURNMENT
There being no further business to come before the Board at this time, the meeting adjourned at 8:44 PM.

ATTEST:

Board Member Signature

Date