

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 11, 2020

REGULAR SESSION MINUTES

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 via teleconference on August 11, 2020.
ATTENDANCE	Directors Present: Don Flick, President Ken Fairbanks, Vice President Ralph Annunziata, Secretary Carlos Martinez, Treasurer Ann Marie Simmons, Member at Large Representing Mgmt: Jamie Hackwith, CMCA, AMS, PCAM
CALL TO ORDER	A quorum was present, and President, Don Flick, called the meeting to order at 7:00 PM.
GUESTS AND COMMITTEE CHAIRPERSON PRESENT	There were no guests, committee members or other homeowners in attendance for regular session.
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	<i>A motion was made, seconded and carried to approve the Minutes from the July 14, 2020 regular session meeting, as submitted.</i>
TREASURER'S REPORT	The Board reviewed the un-audited financial statement prepared by Management: A. <u>July 31, 2020 – Bank Balances</u> Operating Account\$114,358.04 Reserve Account\$632,654.95 Outstanding aging\$4,825.00 B. <u>June 30, 2020 – Bank Balances</u> Operating Account\$116,372.39 Reserve Account\$626,358.79 Outstanding aging\$4,548.00 <i>A motion was made, seconded and carried unanimously to approve the treasurer's reports for June 30 and July 31, 2020.</i>
INVESTMENT MATURITY DATES	None this period
LIEN APPROVALS	None this month
FORECLOSURES	None this month

COMMITTEE REPORTS

**40TH YEAR
ANNIVERSARY**

Chairperson: Ann Marie Simmons

1. The August 2020 celebration event was postponed. **No motions were made.**

**ARCHITECTURAL
COMMITTEE**

Chairperson: Shelley Armstrong

1. The Board reviewed the Architectural Progress Report. **No motions were made.**

**COMMUNITY
FACILITIES
COMMITTEE**

Chairperson: Ken Fairbanks

1. Camera Proposal – The Board reviewed the proposal submitted by The2Guys to provide and install three (3) cameras at a cost of \$2,106.00.

*A motion was made, seconded and carried unanimously to approve the proposal submitted by The2Guys to provide and install three (3) cameras at a cost of \$2,106.00. **To be coded to Access, Fencing and Gates Reserve fund.***

A motion was made, seconded and carried unanimously to approve a contract with AT&T up to \$100.00 per month for internet service.

A motion was made, seconded and carried unanimously to approve the installation of two electrical outlets by Pro-Tek Electrical and Lighting.

A motion was made, seconded and carried unanimously to authorize up to \$200.00 for signing.

2. Pool Area Toilet Leak Update - Per the IRWD, they have adjusted the bill due to the toilet leak. The bill for \$2,419.62 has been adjusted to \$907.72. There is now a credit of \$1,365.88 on the account. **No motions were made.**
3. Pool Furniture – Ken noted that a few of the tabletops are cracking. He is looking into a solution to replace the damaged tops. **No motions were made.**

**LANDSCAPE
COMMITTEE**

Chairperson: Ginny Davenport

1. Park West – Punch list and weekly landscape reports. **No motions were made.**
2. Irrigation Controller – The Board reviewed the proposal submitted by Park West to replace the broken irrigation controller at the pool area at a cost of \$9,431.00.

A motion was made, seconded and carried unanimously to table discussion and ask Park West Landscape to meet with Ken Fairbanks and Carlos Martinez on the property to discuss the proposed work.

**LANDSCAPE
RENOVATION
COMMITTEE**

Chairperson: Don Flick

1. The Board Reviewed two (2) proposals submitted by Park West:
 - Revised proposal dated 8/12/2019 for renovation of the Triangle Park and common area between Vispera and Redonda at a cost of \$72,570.97.
 - Revised proposal dated 7/10/2020 to remove selected turf areas and replace with new plant material. Install a 5 ft wide DG path at the backside of the Tennis courts/Pool, and new drains along homeowner PL walls at a cost of 82,244.04.

A motion was made, seconded and carried unanimously table discussion pending a recommendation from the 40-Year Strategic Planning Committee.

**SOCIAL
COMMITTEE**

Chairperson: Geraldine Chinarian

There were no items brought before the Board this month.

**40-YEAR
STRATEGIC
PLANNING
COMMITTEE**

Chairperson: John Davenport

- It was noted that Richard Zucker has resigned from the committee. **No motions were made.**

**WELCOMING
COMMITTEE**

Chairperson: Don Flick

There were no new homeowner in month of July. **No motions were made.**

DISCUSSION ITEMS:

RESERVE STUDY

The Board reviewed the update to the reserve study (Version 1) as completed by ARS. As of January 1, 2021, ARS anticipates the Association shall be 74.76% funded. ARS is recommending the Association budget \$8,208.33 per month in 2021 for reserves. The Association currently budgets \$8,000.00 per month for 2020.

A motion was made, seconded and carried unanimously to table discussion pending review of a revised study based on proposed revisions submitted by Carlos Martinez.

INVOICE (ARS)

The Board reviewed the invoice submitted by ARS to complete the Reserve Study at a cost of \$600.00.

A motion was made, seconded and carried unanimously to table discussion until the September 8, 2020 meeting.

**EMERGENCY
COMMON
FACILITIES RULES**

The Board reviewed the current emergency common facilities rules and discuss the possibility of sending them out to the homeowners for a 28-day comment period.

A motion was made, seconded and carried unanimously to send the emergency common facilities rules out to the homeowners for a 28-day comment period.

NEW BUSINESS
HOLIDAY LIGHTS

The Board reviewed the proposal submitted by California Christmas to provide holiday lighting at the front entrances at a cost of \$1,800.00.

A motion was made, seconded and carried unanimously to table discussion until the September 8, 2020 meeting.

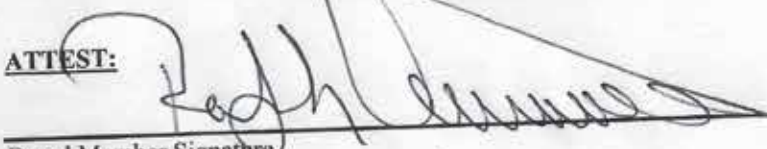
NEXT MEETING

The next Board of Directors Meeting is currently scheduled for Tuesday, September 8, 2020 via Zoom teleconference. The Executive Session Meeting to begin at 6:30 PM and 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 9:03 PM.

ATTEST:


Board Member Signature

9/15/20
Date