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 Zoom teleconference on March 9, 2021.

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 7:01 PM.

GUESTS AND COMMITTEE CHAIRPERSON PRESENT
Ginny Davenport, Landscape Committee Chair
John Davenport, 40-Year Strategic Planning Committee
There were no other homeowners in attendance

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.

HOMEOWNER FORUM
There were no homeowner present at the meeting and no items brought before the Board during homeowner forum.

MINUTES
A motion was made, seconded and carried unanimously to approve the Minutes from the February 9, 2021 regular session meeting, as presented.
A motion was made, seconded and carried unanimously to approve the Minutes from the February 25, 2021 regular session meeting, as presented.

TREASURER’S REPORT
The Board reviewed the un-audited financial statement prepared by Management:

A. **February 28, 2021 – Bank Balances**
   Operating Account ......................................$122,879.78
   Reserve Account .........................................$677,007.47
   Outstanding aging .......................................$2,835.00

   A motion was made, seconded and carried unanimously to accept the treasurer’s reports for February 28, 2021.

INVESTMENT MATURITY DATES
None this period
BANKING UPDATE

The Board reviewed the correspondence submitted between Carlos Martinez and Tony De Leon, accounting manager at Total Property Management.

*A motion was made, seconded and carried unanimously to close out Pacific Western Bank account 0031209110 and move the funds to the CIT Bank Money Market account.*

DELINQUENCY REPORT

LIEN APPROVALS

The Board reviewed various accounts due for liens:

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Parcel Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>T116-00021-05</td>
<td>530-083-24</td>
</tr>
<tr>
<td>T116-00072-04</td>
<td>530-152-09</td>
</tr>
</tbody>
</table>

*A motion was made, seconded and carried to table discussion of the lien against T116-00072-04 pending review of additional information at the April 13, 2021 meeting.*

*A motion was made, seconded and carried unanimously to proceed with a lien against account T116-00021-05.*

FORECLOSURES

None this month

ANNUAL CALENDAR

REVIEW OF THE ANNUAL CALENDAR

The Board reviewed the annual calendar and discuss upcoming items of business. During the February meeting, Carlos Martinez agreed to work with management to update the annual calendar. **No motions were made.**

COMMITTEE REPORTS

40TH YEAR ANNIVERSARY

Chairperson: Ann Marie Simmons

1. An update was provided to the Board. Per Ann Marie Simmons, the community may be able to hold a celebratory event after all.
2. The Board discussed the possible purchase of T-Shirts. Ralph Annunziata is working on some designs.

**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. Sign Update - Ken Fairbanks noted that the pool and tennis court signs should be completed by the end of March

**No motions were made.**
LANDSCAPE COMMITTEE
Chairperson: Ginny Davenport was present at the meeting.
1. Park West – Punch list and weekly landscape reports. **No motions were made.**
2. Landscape Bids – The Board reviewed the following proposals submitted by Park West Landscape:
   a. Revised bid to remove the declining Brazilian Pepper located behind the pool and stump grind @ $1,390.00
   b. Revised bid for Spring 2021 Dethatching of the turf @ $2,625.00
   c. Fall 2021 Dethatch & Overseed of the turf @ $8,175.00
   d. Revised bid to install mulch in the planters on both entrances at Sonrisa west and Sonrisa east @ $540.00.
   e. Revised bid to install mulch throughout inside all the pool Landscape planters @ $540.00.

   **A motion was made, seconded and carried unanimously to table discussion of all of the above-noted proposals until the April 13, 2021 meeting.**

LANDSCAPE RENOVATION COMMITTEE
Chairperson: Don Flick
1. The Board Reviewed two (2) proposals submitted by Park West:
   a. Revised Park West Landscape proposal dated 9/11/2020 - Remove the existing turf, retrofit irrigation, install plant material and trees, install new sod in 2 locations in the greenbelt area between Redonda and Trovita at a cost of $72,734.65.
   b. Revised proposal dated 9/22/2020 - Remove selected turf areas and replace with new plant material. Install new drains along homeowner property line walls at a cost of $60,392.05.

   **A motion was made, seconded and carried unanimously to table discussion until the April 13, 2021 meeting.**

SOCIAL COMMITTEE
Chairperson: Geraldine Chinarian and Sam Chinarian
There were no items brought before the Board this month

40-YEAR STRATEGIC PLANNING COMMITTEE
Chairperson: John Davenport was present at the meeting
1. The Board discussed finalizing the 40-Year Renovation Cost Analysis.
2. The board discussed a proposal, which is pending to complete concrete work.
3. The Board discussed the possibility of scheduling an additional meeting for the purpose of continuing the discussion.

   **No motions were made.**

WELCOMING COMMITTEE
Chairperson: Don Flick
There were no new homeowners in month of February. **No motions were made.**
DISCUSSION ITEMS:

PICKLEBALL
The Board reviewed screenshots taken of the NextDoor website from Jim Shute (Homeowner) regarding the possibility of installing a pickleball court at the tennis court area.

A motion was made, seconded and carried unanimously to ask Jim Shute and Larry Kroll to work together to prepare a proposal for the costs involved to install temporary pickleball court lines, purchase a portable net and provide proposed pickleball rules. The two homeowners shall be asked to provide a presentation to the Board for consideration at the April 13, 2021 meeting.

NEW BUSINESS

DRAFT AUDIT FOR FYE 12/31/2019
The Board discussed approval of the draft audit for FYE December 31, 2020 as prepared by VanDerPol and Company.

A motion was made, seconded and carried unanimously to table discussion until the April 13, 2021 meeting.

EARTHQUAKE INSURANCE
The Board reviewed the proposal submitted by Armstrong / Robitaille /Riegle to provide earthquake insurance coverage for the common areas at a cost of $2,210.00.

A motion was made, seconded and carried unanimously to table discussion pending review of a proposal from a carrier licensed by the state of California to provide coverage.

2022 ELECTION SERVICES
The Board reviewed a proposal submitted by Accurate Voting to provide election services for the 2022 annual election at a cost of $627.60 plus expenses (e.g. meeting attendance and ballot mail out with election rules).

A motion was made, seconded and carried unanimously to approve the proposal.

RESERVE STUDY
The Board reviewed proposals submitted by Advanced Reserve Solutions and Association Reserves to provide the Reserve Study in 2021.

A motion was made, seconded and carried unanimously to table discussion pending review of two additional proposals at the April 13, 2021 meeting.

COVID-19 UPDATE AND DISCUSSION
The Board discussed the current state of the COVID-19 pandemic. No motions were made.

NEXT MEETING
The next Board of Directors Meeting is currently scheduled for Tuesday, April 13, 2021 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.
There being no further business to come before the Board at this time, the meeting adjourned at 8:33 PM.

ADJOURNMENT

ATTEST:

Board Member Signature

Date 4/20/27