

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2023**

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 at 29 Sonrisa and via Zoom teleconference on June 13, 2023.

ATTENDANCE **Directors Present:** Ken Fairbanks, President
Ann Marie Simmons, Vice President
Carlos Martinez, Treasurer
Kimber Elston, Secretary
Greg Smith, Member at Large

Representing Mgmt: Jamie Hackwith, CMCA, AMS, PCAM

CALL TO ORDER A quorum was present, and President, Ken Fairbanks, called the meeting to order at 6:57 PM.

GUESTS AND COMMITTEE CHAIRPERSONS PRESENT Eddy Armin, Social Committee member
There were no other homeowner's present

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 was one (1) homeowner present, and no issues were brought before the Board during the homeowner forum period.

MINUTES *A motion was made, seconded, and carried unanimously to approve the Minutes from the April 11, 2023, regular session meeting, as presented.*

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

A. April 30, 2023 – Bank Balances
Operating Account \$57,597.08
Reserve Account \$920,995.88
Outstanding aging \$1,234.00

A motion was made, seconded, and carried unanimously to approve the Treasurer's reports for April 30, 2023.

INVESTMENT MATURITY DATES None this period

DELINQUENCY REPORT

LIEN None this month

AUTHORIZATIONS

<u>Account Number</u>	<u>Parcel Number</u>
None this month	None this month

FORECLOSURE AUTHORIZATIONS None this month

ANNUAL CALENDAR

REVIEW OF THE ANNUAL CALENDAR The Board reviewed the annual calendar and discussed upcoming items of business in July: Personal Touch Contract Renewal 7/6, Obtain Holiday Lighting Bids, send eBlast (Annual Notice of Address mailed as insert in September billing). **No motions were made.**

COMMITTEE REPORTS

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

COMMUNITY FACILITIES COMMITTEE **Chairperson: Ken Fairbanks**
1. Ken Fairbanks gave a quick update. **No motions were made.**

GOVERNANCE AND GUIDELINES COMMITTEE **Chairperson: Don Flick**
No items for this period.

LANDSCAPE COMMITTEE **Landscape Committee – Chairperson: Ginny Davenport**
1. Landscape Committee Report – Review
2. Monarch Report - Review
3. Park West – Punch List and Weekly Landscape Reports
4. Park West Proposals:
 a. 21 Trovita - Eucalyptus Removal and stump grinding at a cost of \$880.00.
A motion was made, seconded, and carried unanimously to approve 4a at a cost of \$880.00.
 b. 9 Tamizar – Remove and Replace the failing tree at a cost of \$430.00.
A motion was made, seconded, and carried unanimously to approve 4b at a cost of \$430.00.
 c. Sonrisa West Gate (Exit) - Remove and Replace the deteriorating plant material in the planter behind the gate at the West Sonrisa entrance at a cost of \$845.00.
A motion was made, seconded, and carried unanimously to approve 4c at a cost of \$845.00.

**LANDSCAPE
COMMITTEE**
continued...

- d. Install Root Barrier in the planters along the Paver decks closer to the Palm trees for the prevention of lift or damage the Pavers at the pool area at a cost of \$3,900.00.

A motion was made, seconded, and carried unanimously to approve 4d at a cost of \$3,900.00.

**POOL / LANDSCAPE
RENOVATION
COMMITTEE**

Chairperson: Board

1. Emergency Shut Off at the spa – The Board reviewed the proposals submitted by Aquapure (\$3,375.00) and Best Pool Service (\$1,558.41). Per the Board, Protek Electric will be completing this work.

A motion was made, seconded, and carried unanimously to give Protek Electric authorization to complete the work on the condition the total cost shall not exceed \$3,000.00. To be coded to the Special Assessment Reserve fund (GL #3500).

2. Title 22 Compliant Chemical Controller (Best Pool Service) at a cost of \$6,629.43 – The Board discussed the approval of this proposal, which was completed via an emergency meeting via email.

A motion was made, seconded, and carried unanimously to ratify the approval.

3. Replacement of the deep end pool light niche, conduit, and junction box (Aquapure) at a cost of \$3,825.00. The Board discussed the approval of this proposal, which was completed via an emergency meeting via email.

A motion was made, seconded, and carried unanimously to ratify the approval.

4. Spa Booster Pump – The Board reviewed proposals submitted by Aquapure (\$1,813.60) and Best Pool Service (\$3,028.65) to replace the spa booster pump.

A motion was made, seconded, and carried unanimously to approve the proposal submitted by Best Pool Service. However, the approval is subject to the condition that the total cost does not exceed \$3,030.00. Furthermore, Mike from Best Pool Service needs to contact Ken Fairbanks to discuss the proposal before proceeding.

**SOCIAL
COMMITTEE**

Chairperson: Sam Chinarian

1. Jeri Chinarian Resignation - The Board reviewed the resignation letter submitted by Jeri Chinarian. Jeri has resigned from the Social Committee.

A motion was made, seconded, and carried unanimously to accept the resignation Jeri Chinarian and to remove Sam Chinarian from the Social Committee.

**SOCIAL
COMMITTEE**
continued...

2. Reimbursement Denial Appeal – The Board met with Eddy Amin to discuss his appeal of the Board's decision to deny the request from Jeri Chinarian for reimbursement in the amount of \$96.27 for costs associated with the cancelled easter event, as the event was cancelled by the Committee without first consulting with the Board.

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

**WELCOMING
COMMITTEE**

Chairperson: Don Flick

There was one (1) new homeowner in month of May:

- 7 Redonda

No motions were made.

OLD BUSINESS:

**PERIMETER
FENCING**

The Board reviewed the proposal submitted by Fence Menders to repair and enhance the ornamental iron perimeter gates and fencing at a total cost of \$45,426.00.

A motion was made, seconded, and carried unanimously to table discussion until the July 11, 2023 meeting.

NEW BUSINESS

**IDR AND ADR
POLICIES**

The Board reviewed proposed changes to the Association's IDR and ADR policies submitted by Robert DeNichilo's office.

A motion was made, seconded, and carried unanimously to table discussion until the July 11, 2023 meeting.

**COMMUNITY
EVENTS
(COLDWELL
BANKER)**

The Board reviewed the unsolicited email submitted by Lauren Venuto from Aviles Real Estate Group, a part of Coldwell Banker Realty, expressing her interest in meeting with the Board for about an hour to learn about the wants and needs of Canyon Creek and present her company's plans for the rest of the year.

A motion was made, seconded, and carried unanimously to deny the offer to meet with the Board at this time.

**2023 MID-SESSION
LEGISLATIVE
UPDATE**

The Board reviewed the 2023 Hot Bills Community Association Legislation Legislative Update submitted by Matt Ober, Esq of Richardson | Ober. **No motions were made.**

**RECENT CHANGES
TO RENTAL
RESTRICTIONS**

The Board reviewed the email submitted by Nordberg | DeNichilo Attorneys at Law regarding Civil Code § 4739(a), a new law that permits homeowners to rent a portion of their owner-occupied residence for more than 30 days, but also clarifies that the association's governing documents dealing with conduct or membership rights cannot be violated. **No motions were made.**

NEXT MEETING

The next meeting of the Board of Directors Meeting is currently scheduled for Tuesday, July 11, 2023, at 5 Redonda, Irvine, CA and via Zoom teleconference. Executive Session Meeting to begin at 6:30 pm and General Session Meeting afterward (at approximately 7:00 pm.)

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting adjourned at 8:09 PM.

ATTEST:



Board Member Signature

7-13-23

Date