

**CANYON VIEW MAINTENANCE ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 11, 2003**

BOARD MEMBERS PRESENT:

Dan Chmielewski
Ted Dickerson
Dave Frazer
Suzanne Zaffino

ABSENT:

Renee Shaffar

MANAGEMENT REPRESENTATIVE PRESENT:

Denise Bergstrom
Holly Guerin

CALL TO ORDER:

The meeting was called to order at 5:30 P.M., at 19 Wedgewood by Board President, Dan Chmielewski.

HOMEOWNER DISCUSSION:

No homeowners were present.

APPROVAL OF MEETING MINUTES:

A motion was made, seconded and carried to approve the September 19, 2003 General Session meeting minutes.

TREASURER'S REPORT:

1. A motion was made, seconded and carried to accept the August 31 and September 30, 2003 Financial Statements as submitted.

2. A motion was made, seconded and carried to reinvest \$53,456.00 from the Hawthorne CD maturing 11/11/03 into a nine month CD at the best rate available.

LANDSCAPE COMMITTEE

Suzanne Zaffino along with the Board of Directors discussed their dissatisfaction with Dan's landscape for their failure to perform maintenance duties as outlined in the contract.

SOCIAL COMMITTEE

Susan Dickerson was reported on the progress of the Association's Christmas party planning and requested Management put the Christmas party information in the Association's newsletter. Board approved an emergency check request at a cost of \$15.00 if needed to pay the contractor prior to the event.

NEW BUSINESS

1. Reserve Study – A motion was made, seconded and carried to accept the reserve study provided by Reserve Data Analysis as submitted.
2. Landscape Contract – A motion, was made, seconded and carried to approve the 3% increase requested by Dan’s Landscape for monthly maintenance.
3. Landscape Proposals – The Board made the following decisions on landscape proposals provided by Dan’s Landscape:

<u><i>Proposed Item</i></u>	<u><i>Cost</i></u>	<u><i>Decision</i></u>
Entrance color change	\$819.00	Approved to install Poinsettias before Thanksgiving for \$800.00
Add Raph at 32 Strawflower	\$96.00	Declined
Add Raph at 2 Whispering Pine	\$17.50	Declined
Add Gazania “ “	\$19.50	Tabled

4. Reimbursement request from 8 Silver Oak – A motion was made, seconded and carried to deny a request for reimbursement for vehicle repairs alleged to have resulted from a collision from the entrance gate based on a lack if information from the owner.

ITEMS DISCUSSED NOT ON THE AGENDA

Additional Landscape Proposals from Dan’s – A motion was made, seconded and carried to install 20 yards of mulch in the planters and at cost of \$700.00 and install one five gallon plant at the corner of Candlewood and Strawflower at a cost of \$16.50

The Board discussed the problems the Association had with realtors posting the Association’s access code at the gate. The board instructed Management to provide a separate one-day code for owners holding open houses.

NEXT MEETING DATE

The date of the next meeting of the Board is January 13, 2003 at 5:30 p.m. at 15 Bristlecone, Irvine, California.

ADJOURNMENT

General Session was adjourned at 7:15 p.m. to Executive Session to approve minutes.

ATTEST: _____ DATE: _____