

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 9, 2007**

MINUTES

NOTICE With notice given and received, the Regular meeting of the Board of Directors of the Carbon Canyon 1 Homeowners Association was held on January 9, 2007 at the Clubhouse, Chino Hills, California.

PRESENT Charlie Blank, President
Bill Potts, Vice President
Denise Nuchols, Secretary
Jesse Cunningham, Treasurer
Brian Howard, Member at Large

Marcia Yetter, Action Property Management, Inc.

Fourteen (14) homeowners present

CALL TO ORDER The meeting was called to order at 7:08 P.M. by Charlie Blank.

**COMMITTEE
REPORTS**

Equestrian- Brian reported that the trail heads at Dolomite and Azurite are being closed as repairs need to be made. Also reported was that reconstruction has been completed at the wash rack. He reported a loose horse that was out in Carbon Canyon and he, along with another homeowner, corralled the horse until they could find who it belonged to. Brian indicated that he was not satisfied with the response from the Sheriff's office and Animal Control as they were not helpful. Further action will be taken on that issue.

Landscape Committee – Bill Potts, Chair approved landscape upgrades as submitted by the landscapers and to be itemized in the regular session minutes.

Finance Committee- Jesse reported the status of finances.

Architectural Committee- Information from Denise Nuchols indicated that requests that are coming in are being processed.

**CONSENT
CALENDAR**

Motion was made by Charlie, seconded by Brian, carried unanimously to approve the Consent Calendar as presented.

**PRE-LIEN
ACCOUNTS**

Motion was made by Charlie, seconded by Bill, carried unanimously to approve lien processing for account #0005620520 past due \$829.02. Motion was made by Charlie, seconded by Brian, carried unanimously to approve lien processing for account #0005634860 past due \$395.90. Motion was made by Charlie, seconded by Denise, carried unanimously to approve lien processing for account #0005635830 past due \$1,491.04. Motion made by Charlie, seconded

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by Jesse, carried unanimously to approve lien processing for account #0005672430 past due \$385.00. Motion made by Charlie, seconded by Denise, carried unanimously to approve lien processing for account #0005624310 past due \$530.00.

ACCOUNT

REINVESTMENT There was a concern regarding the balance of \$286,635.01 in Charles Schwab money market account. The concern was that it's over the \$100,000.00 FDIC limit for each account. The treasurer Jesse Cunningham indicated that the investments are distributed and none of them have a balance over \$100,000.00, per Charles Schwab. Treasurer will advise as to specifics on those accounts.

LANDSCAPE

Proposals: Motion was made by Bill, seconded by Charlie, carried 4-0 (Brian abstained) to remove trees at 2153 Turquoise at a cost of \$600.00. Motion was made by Bill, seconded by Denise, carried unanimously to approve the repair of back flow devise at 2530 Turquoise at a cost of \$750.00. Motion was made by Bill, seconded by Charlie, carried unanimously to approve the replacement of Mioporum bushes at a cost of \$86.00.

OPEN FORUM

During Open Forum the issues of concern from the homeowners included how to access Community Care, landscaping, equestrian, finances, key replacement and maintenance issues.

ADJOURN

The meeting was adjourned at 7:41 P.M to Executive session to further discuss homeowner/encroachment issues.

ATTEST

Respectfully Submitted by Marcia Yetter, Community Manager

APPROVED BY THE BOARD OF DIRECTORS FEBRUARY 13, 2007