

**CARBON CANYON I HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 13, 2007**

**MINUTES**

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Carbon Canyon I Homeowners Association was held on February 13, 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.  
Nick, A-1 Pools
- Three (3) homeowners present
- CALL TO ORDER** The meeting was called to order at 7:00 P.M. by Charlie Blank
- CONSENT  
CALENDAR** Motion was made by Charlie, seconded by Bill, carried unanimously to approve the Regular Session Minutes and Executive Session Minutes of January 9, 2007. Financial statements for period ending January 20, 2007, motion made by Charlie, seconded by Brian, carried unanimously to approve.
- COMMITTEE  
REPORTS**
- Architectural Committee  
Architectural Committee, Denise Nuchols, indicated that applications were being received and reviewed.
- Landscape Committee  
Bill Potts indicated that the homeowner at 2412 Turquoise needs to trim Palm trees and Eucalyptus tree. Management will send a letter.
- Equestrian Committee  
Brian Howard, all is well. There are some new horses coming in.
- Finance Committee  
Jesse reported that some 2006 financial issues were carried over into 2007, but are being straightened out.
- OPEN FORUM** During Open Forum the issues discussed were entry gates, minutes being posted, and clubhouse rental deposits.
- LANDSCAPE BIN** Denise Nuchols is requesting additional information regarding the landscape bin that is on site. They've instructed Management to contact Total Landscape to determine the cost impact of removing the landscape bin. Jesse indicated that he will call Total Landscape.

**CARBON CANYON I HOMEOWNERS ASSOCIATION  
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FEBRUARY 13, 2007 - PAGE 2**

**MAINTENANCE  
CALENDAR**

The annual maintenance calendar was reviewed by the Board for approval with some items added. Motion was made by Charlie, seconded by Denise, carried unanimously to approve the maintenance calendar.

**SUMMER  
RECREATIONAL  
PROPOSAL**

Summer Recreational Services has submitted a proposal to perform supervisory functions within the pool area for the summer. The Board decided to check with other companies and get other proposals. They do not want to use this company this year.

**PRE-LIEN  
ACCOUNTS**

Six accounts are being recommended for lien processing. They were discussed in Executive Session. Account #0005635340, motion was made by Charlie, seconded by Bill, carried 4-1, (Jesse opposed). Account #0005650210, motion was made by Charlie, seconded by Bill, carried unanimously to approve for lien processing. Account #0005672620, motion was made by Charlie, seconded by Bill, carried unanimously to approve for lien processing. Account #0005653930, motion was made by Charlie, seconded by Denise, carried unanimously to approve for lien processing. Account #0005623510, motion was made by Charlie, seconded by Denise, carried unanimously to approve for lien processing. Account #0005652410, motion was made by Charlie, seconded by Bill; motion did not carry with a vote of 3-2.

**ADJOURN**

The meeting was then adjourned at 7:57 P.M. to go back into Executive Session to discuss a vendor invoice and member delinquency.

**ATTEST**

Respectfully Submitted by Marcia Yetter, Community Manager

**APPROVED BY THE BOARD OF DIRECTORS MARCH 13, 2007**