

# **CARBON CANYON I**

## **Homeowners Association**

**Regular Meeting**  
**February 8, 2011**

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, February 8, 2011 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

### **PRESENT:**

**Directors present:** President– Steve Oskey Vice President- Kris Bakke, Treasurer – Larry Keller, Secretary –Charlie Blank & Member at Large- Darlene Baca

### **ABSENT:** N/A

**Present:** Venessa Duran - Association Management & Support Services, Inc.

### **EXECUTIVE MEETING DISCLOSURE:**

The Board discussed compliance/CC&R requirements, legal issues & contract dispute.

### **CONSENT CALENDAR:**

The consent calendar has been approved and voted on as follows:

- Minutes of the January 11, 2011 Regular Meeting M/D S/K (unanimously)
- Financial Statements of January 2011 M/L S/S (unanimous)

### **MEMBERS OPEN FORUM:**

The following issues were discussed in open session:

- 2539 Turquoise - Mr. Tworeck requested to know what homeowner requested the fig tree removal. The board advised it is the homeowner at 2533 Turquoise (noted on the agenda). Mr. Tworeck also states that he has been maintaining the common area for the last 22 years. He has requested a copy of the easement document to his property. In addition, he has requested to trim the tree instead of removing it. The Board has advised him to put his request in writing and send it to the management company.
- Elaboration on executive session matters and drain issues throughout the community was requested by Jesse Cunningham.

### **COMMITTEE REPORTS:**

**Architectural-** Jesse reported everything is current

**Equestrian-** Charlotte Rysanek reported a committee was formed at the meeting last night and the first scheduled meeting of the committee is scheduled for Saturday 2/12/11. The new Equestrian Committee members are: Barbara McWilliams, Charlotte Rysanek and Vicky Lane.

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Charlotte presented a written request from the Equestrian Committee that all funds realized from the sale of the equipment (at the Clubhouse Stable) be directed to the equestrian budget.

**Landscape**- Kris reported there is an ongoing investigation on the drain issues throughout the community. Tree issues are current and ongoing.

**Financial**- Larry reported the Association is about \$9,300.00 ahead of budget due to the Insurance, water and landscape bills not paid yet but are scheduled for a later date.

**Facilities**- N/A

**OLD BUSINESS:**

**Keying of existing facilities/** Chino Lock & Security- Board approved work NTE \$1700. M/C S/D (unanimously) Details to follow via email to management on how to notify the vendor of approved work.

**Rewrite CC&R's/** Adams Kessler proposal- **CARRIED**

**ABX Innovations-** status/ discussed in executive.

**NEW BUSINESS:**

**Tree Trimming Requests:**

**15618 Obsidian Ct.** - Request to trim pepper tree, Palm Tree & remove vines- Approved M/D S/C (unanimous)

**2533 Turquoise Cir.** - Request to remove fig tree behind home.-**CARRIED**

**1945 Turquoise Cir.** - Request to trim tree behind home.-Approved M/C S/D (unanimous)

**Drainage Project/TLC estimate #5334-** **CARRIED**

**Authorization to Record a Lien APN# 1031151250000 and APN# 1031171470000-**  
Approved M/C S/L (unanimous)

**Repair single tennis ct. gate & install benches at double ct proposals /** JOTS Construction  
Single gate repair approved at \$470 pending response from JOTS as to why a previous double gate repair was quoted cheaper than a single gate repair. M/D S/K (unanimous)

Bench proposal is approved at \$1516.85 pending review of the benches online by the board. The board will advise management via email on to proceed with the approval. M/C S/D (unanimous)

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**EMERGENCY ITEMS ANNOUNCED:**

Fallen tree in front of drain needs to be removed immediately and a Fallen Oak tree between 2495 Turquoise and the Clubhouse Stables. Bid from TLC estimate#5377 \$800 plus \$1500 approved. M/C S/K (unanimous)

2153 Turquoise- Common area sprinkler controller has stopped working. Bid from TLC for \$1000.00 approved M/K S/C (unanimous)

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 9:00 PM

Next Meeting scheduled for March 8, 2011 @ 7:00 P.M.

**SECRETARY CERTIFICATION**

The Carbon Canyon Homeowners Association hereby certifies that the foregoing is true and correct copy of the minutes of the Carbon Canyon Homeowners Association Regular Board of Directors Meeting held on February 8, 2011 as approved by the Board Members in attendance at the meeting.

Attending Board Member \_\_\_\_\_ Date \_\_\_\_\_