

**CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
February 13, 2018**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on February 13, 2018 at the Community Clubhouse.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 6:59 P.M.

CC&R AND BYLAWS REINSTATEMENT:

No new ballots have been received. The Board will send out one last letter to all of the owners who have not submitted a ballot to try and get these owners to submit their ballots, otherwise the HOA will discuss going to court to get new documents accepted.

PRESENT:

Directors Present:

President – Darlene Baca
Vice President – Bill Potts
Secretary – Elizabeth Friel
Treasurer – Charlie Blank
Member at Large – Meta Vanderwerff

Trisha Maza was present representing Association Management & Support Services, Inc

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of January 9, 2018.

M/Meta S/Baca

LIEN APPROVAL:

The Board reviewed the information to file a lien on APN#: 1031-151-39-0000. Motion to approve lien was passed unanimously. M/Blank S/Potts

REVIEW OF FINANCIALS:

The Board reviewed the financials of January 2018. It was discussed that the dues would most likely need to be increased due to the rising water costs. The HOA will consider more possible turf replacements in the community.

OPEN SESSION:

One (1) member attended the meeting.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. Jesus advised the Board that the trees behind 15491 Feldspar belong to the City of Chino Hills. He agrees the trees are dead and should be removed. Management has already reported the trees to the City. The owner at 15290 Turquoise Circle is requesting some Pine trees be removed/trimmed. Jesus and a board member will look at the Pines but it is believed that the Pine trees are on wild HOA property and don't appear to be unhealthy thus there is no need to trim or remove the trees. Jesus will also look at the irrigation at 15202 Turquoise Circle to see if there is an irrigation leak somewhere. The owner at 2130 Olivine submitted a tree removal request to have 4 trees removed around her home. Jesus advised that the tree closest to the home should be removed but the other 3 trees do not need to be removed or trimmed. The Board approved removing the tree closest to the home. M/Blank S/Friel

COMMITTEE REPORTS:

Architectural – 15390 Feldspar submitted an architectural application to paint the exterior of the home. The application was approved by the architectural committee.

Equestrian – There are currently 24 stalls being rented out and there are 16 horses in the equestrian area. The HOA is fixing some of the gutters down at the equestrian area.

Tennis Court Committee – One of the electrical boxes at the tennis court on Sandstone Court is being repaired.

Pool Committee – Mr. Blank will start getting the pool monitors together for summer 2018. The HOA will turn the heat on at the pool beginning May 1st.

Landscape Committee – El Sol completed a report in open session.

NEW BUSINESS:

- El Sol Proposal #: 2517105 – Remove existing irrigation timer enclosure and replace it, next to 2444 Topaz. M/Blank S/Friel
- El Sol Proposal #: 2517959 – Remove existing irrigation timer enclosure and replace it, next to 15672 Pyrite Ct. M/Blank S/Friel
- El Sol Proposal #: 2517109 – Cut back and thin out existing ground cover behind 15619 Obsidian, homeowner request. Proposal denied. M/Baca S/Vanderwerff

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:45 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 13, 2018 as approved by the Board Members in attendance at the meeting.

Secretary Signature: Elizabeth L. Friel
Date: 3-13-18