

CARBON CANYON I

Homeowners Association

Regular Meeting

March 13, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday March 13, 2012 at the community clubhouse. The regular meeting was called to order at 7:12 P.M.

PRESENT:

Directors present: President - Charlie Blank, Treasurer – Julie Calderon, Vice President – Darlene Baca, Member at Large- Meta Vanderwerff and Secretary – Elizabeth Friel.

Present: Jim Parsons - Association Management & Support Services, Inc.

Kelly Pools Introduction – A Representative from Kelly's Pools attended to introduce the company. They are servicing the Pool, Clubhouse, Tennis Courts.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Audit Recommendations / Adjustments
- Collection Matters / Delinquencies
- Payment Plan Request
- Edison Reimbursement Legal Correspondence
- Brickman Legal Contract Dispute Matter
- Violation Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the February 15, 2012
- Financial Statements of February 2012
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Landscape – Chris from Andre Landscape provided a detailed report on the current landscape issues / proposals. Bill Pots commented that some of the V-ditches were being undermined and needed attention. Also, many of the trees within the common area are not being trimmed as they were previously. Andre Landscape to address both issues.

Equestrian- Mr. Blank is generating a list of stalls and storage sheds to identify all users.

Financial – The association is better then budget for the month of February.

Facilities – No report

Tennis Court Committee – Proposals for resurfacing are in process.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Swales were reported to be getting undermined by the rain / drainage conditions. Andre will look at the locations and provide feedback / proposals for needed corrections.
- Obtaining email information from members was discussed to distribute information.

OLD BUSINESS:

Restating of CC&Rs – The revision of the CC&R's for the community is in process. The Board will have an executive meeting to review and discuss the recommendations of Legal Counsel.

Association Rules Review – The Rules and Regulations of the community have been reviewed by the board. The rules will also be reviewed by the association's legal counsel before distribution to members.

Tennis Court Resurfacing – Carried over.

Tennis Court Wind Screen Replacement – Carried over.

Tennis Court Bench Replacement – Carried over.

Clubhouse Maintenance Items – The Board approved the handyman to get all the needed maintenance items completed. Julie will coordinate.

NEW BUSINESS:

Pool Monitor Review – This issue was carried over until Denise Nichols can attend to discuss services.

APM Pest Control Services – The Board approved APM Pest Control Services to take over all Gopher Control Effective April 1st 2012. Management will send notice 30 day Notice to Inland Valley Gopher & Pest. In addition, a notice will be sent to owners about optional personal pest control service at a reduced rate.

Joint Tree Trimming Resolution – The Board approved removing language in the Resolution referring to the Architectural Committee / Tree Trimming Committee. All decisions to be made by the board.
M/Calderon S/Blank

Landscape Proposals – The following Andre Landscape proposals were approved The Board approved multiple landscape proposals. Mrs Calderon will coordinate the approved work with Management and Andres Landscape.

Tree Trimming Applications Reviewed / Approved – The following action was taken:

2454 Topaz Street – The Board approved the removal of one tree behind the home.
M/Blank S/Baca

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:35 P.M.

Next Meeting scheduled for April 1, 2012 @ 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 March 13, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____