

CARBON CANYON I

Homeowners Association

Regular Meeting

April 14, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, April 14, 2009 at the community clubhouse. The regular meeting was called to order at 7:00 P.M.

PRESENT:

Directors present: Vice President- Brian Howard, Treasurer / Secretary- Jesse Cunningham, Member at Large – Kris Bakke

Directors absent: President– Darlene Baca, Member at Large- Larry Keller,

Present: Cybil Harvey, CCAM Association Management & Support Services, Inc.

ANNOUNCENMENT OF ACTION TAKEN IN CLOSED SESSION:

Cybil Harvey announced the resignation of Charlie Blank, appointment of Darlene Baca and assignment of officers and committee positions. Also, disciplinary, legal and related issues were discussed in executive session.

CONSENT CALENDAR:

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the March 2009 meetings and the February 2009 financial statements.

COMMITTEE REPORTS:

Architectural- No report given pending reorganization of Architectural Committee.

Equestrian- There were three additions to stall rental since the prior meeting.

Landscape- Proposals were received from Total Landscape for repair of a slope at Turquoise Circle and Turquoise Circle North and for restoration of HOA slopes in the vicinity of Scoria Court.

Financial- It was noted that as of March 31, 2009 the association was \$500 over budget.

NEW BUSINESS:

2008 Audit Draft- a motion was made, duly seconded and approved to approve the draft audit as submitted with the April 14, 2009 Board Pack

Tree trimming for maintenance requests – Tree trimming request submitted for pepper tree to reduce droppings, vicinity of 2264 Olivine back slope tabled pending site investigation.

Tree trimming request submitted to trim three pepper trees to reduce fire hazard, vicinity of 2048 Turquoise, motion was made, duly seconded and unanimously approved.

Tree removal for view requests – Tree trimming request submitted for removal of four pine trees at back of tennis courts for view purposes was tabled to May meeting where the proposal will be open to member comment.

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Tree Removal Proposal submitted by Total Landscape in the amount of \$1,500. for removal of dead oak tree along Carbon Canyon Road submitted and approved. Proposal includes Cal Trans permit and lane closure permit. Total Landscape to advise city of Chino Hills of planned removal. Motion was made, duly seconded and unanimously approved.

Insurance Proposal- for renewal of various policies submitted by Robco Insurance Services, Inc. in the amount of \$12,126. approved for payment. Proposal excludes equestrian and workers compensation policy renewals to be submitted separately. Motion was made, duly seconded and unanimously approved.

Revised Reserve Study Proposal - submitted by Reserve Data Analysis tabled pending receipt of additional slope study proposal.

Proposal for slope study (Trail restoration Proposal)- received from Associated Engineers. Discussion tabled pending receipt of similar proposal from RMA.

Purchase of California tax exempt bonds- purchase of bonds for Reserve Account investment tabled pending evaluation of state budgetary issues.

Property Inspection Procedure – tabled

Report of Impact in Reserves for Downsizing Summit Stable Capacity and or closing Clubhouse Stable – general reserve funding level could be increased from the current level of 65% to 66%; equestrian reserve funding could be increased from the current level of 37% to 76%. No provision was made for cost of reductions or cost of alternative use.

Tree Removal of Trees Behind the Tennis Courts – tabled to May pending review of Tree Trimming Resolution.

Fire Issue – Trees on HOA Slopes – tabled pending possible formation of committee

Tree Policy – tabled to May pending review of Tree Trimming Resolution.

RV Parking – tabled to May

Homeowner Involvement – A meeting of homeowners was held at the community clubhouse on March 25 to discuss various issues of community interest.

Assessment Level For all Facilities - A summary of assessment requirements to fund all current community facilities as well as fund certain added services was presented. The treasurer provided a summary of estimated assessment requirements. Potential assessment increases (per home per month) as follows were reported:
To fully fund equestrian reserve - \$4.23;
To increase the water budget by 10% (\$7000) - \$1.54;
To add a second tree trimming contract per year - \$2.81;
To add a third tree trimming contract per year - \$2.81;

To provide a \$20,000 slope restoration operating allowance per year - \$ 4.68.

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Collection Matters- A motion was made, duly seconded and unanimously approved to impose a lien on the delinquent account parcel numbers 1031-161-42.

MEMBERS OPEN FORUM:

A homeowner presented a letter to the Board on behalf of several residents requesting that the Board refrain from altering or eliminating amenities including loss of healthy trees or alterations to equestrian facilities.

A homeowner addressed the Board concerning the desire to preserve view and requirement of the architectural standards and guidelines that homeowners not plant vegetation expected to grow higher than six feet without approval.

A homeowner suggested the Board consider rental or lease of equestrian facilities to non-homeowner entities.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 9:10 PM

The forgoing minutes were reviewed and approved by the Board at its May12, 2009 Open Board Meeting.

Secretary: A — CA —

Date: 5/12/09