

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 8, 2007**

MINUTES

- NOTICE** With notice given and received, the General meeting of the Board of Directors of the Carbon Canyon I Homeowners Association was held on May 8, 2007 at the Clubhouse, Chino Hills, California.
- PRESENT** Charles Blank, President
Bill Potts, Vice President
Jesse Cunningham, Treasurer
Denise Nuchols, Secretary
Brian Howard, Member at Large
- Marcia Yetter, Action Property Management, Inc.
- Six (6) Homeowners present
- CALL TO ORDER** The meeting was called to order at 7:07 P.M. by Charles Blank, President.
- CONSENT
CALENDAR** Motion was made by Charles, seconded by Denise, carried unanimously to approve Board meeting minutes of April 17, 2007 and the Executive Session minutes of April 17, 2007. Motion was made by Charlie, seconded by Bill Potts, carried unanimously to accept the financial statement for the period ending April 20, 2007. This Consent Calendar will be attached to and become a part of these minutes.
- COMMITTEE
REPORTS**
- Architectural Committee**
Denise Nuchols, Chair. Denise would like a cumulative log available to her for architectural applications and also wanted to know if Board could get access to the log on the website.
- Landscape Committee**
Bill Potts, Chair. Bill indicated that Feldspar is being replanted, they are changing the color at the monument and there are some trees that are being scheduled to be removed.
- Equestrian Committee**
Brian Howard, Chair. There was a horse that damaged some fencing, it is being repaired and they are rescheduling the open house to a later date. They will advise when that date is decided upon.
- Finance Committee**
Jesse Cunningham, Chair. Jesse indicated that they're \$11,000 over budget, \$5,000 of it being water and \$6,000 administration.
- OPEN FORUM** Issues discussed were a homeowner concern about an Oak tree that is leaning badly and afraid that it is going to fall over. Bill will have Leo take a look at it. Asking about heating the pool beyond just summer months, in general extra months or even all year. 2016 Turquoise indicated that there is a 4 ½ foot King Palm that was damaged by

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landscapers while they were removing brush on the slope. He is asking about the HOA to replace the tree that was damaged, also asking about thinning of some Eucalyptus trees by his unit. Also discussed at another home was a broken water line, and tree trimming.

**ASSOCIATION
EMPLOYEE**

The Association was considering hiring an employee as a pool monitor. They were advised that for the payroll purposes, the employee can become an Action employee, and the cost for payroll would be a 26% processing charge. Board is asking about an application for the employee and they will be paying \$9.00 an hour for one employee, possibly two. Motion was made by Jessie, seconded by Brian, carried unanimously to approve Action taking care of payroll for this employee.

**ASSESSMENT
COLLECTION
POLICY**

The Association's attorney Peter Racobs has sent an updated assessment collection policy for the Board's adoption. There must be a 30 day comment period allowed to the homeowners prior to adoption. Therefore, what is required at this time is a policy indicates that the Board wants included an authorization for Management to mail it to homeowner's. Board will review the assessment collection policy and make any other changes prior to it being mailed out to homeowners. Board was advised by Management that they were still waiting for the ADR/IDR document as it was not mailed out with the budget because there was no copy available. They will provide the document so that it will be mailed out with the next homeowner mailing.

**IRRIGATION
CONTROLLER**

Cal Sense Irrigation Controller price at \$6,200.00 to be installed in the area of 15365 Feldspar to replace the current controller. This is the one that will cut off water flow if a line breaks. The proposal is \$6,200.00, however in case an additional valve is needed or there are additional installation charges. Motion was made by Charlie, seconded by Bill, carried unanimously to approve this proposal for an amount not to exceed \$7,000.00. Board will review the detailed proposal.

TREE REMOVAL

Total submitted a proposal for some trees to be removed at a cost of \$12,470.00. Motion was made by Charlie, seconded by Brian, carried unanimously to approve this proposal.

ADJOURN

The meeting was adjourned at 9:08 P.M.

ATTEST

Respectfully submitted by Marcia Yetter, Action Property Management Inc.

APPROVED BY THE BOARD OF DIRECTORS JUNE 12, 2007

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