

CARBON CANYON I

Homeowners Association

Regular Meeting

May 14, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday May 14 2013 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:15 P.M.

PRESENT:

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

Present: Jim Parsons was present representing Association Management & Support Services, Inc.

Andre Landscape –Andre Landscape attended to discuss current activity and proposals.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Contract Matters
- Legal Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the April 9, 2013
- Financial Statements of April 2013
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – There were several applications for the board to review. There are currently 5 applications pending.

Equestrian- There are 18 stalls rented with 14 horses and 3 trailer spaces. The board is also checking into the possibility of renting stalls to outside horse owners.

Financial – The association is \$15,000 over budget for the month due to 1012 tree trimming costs paid in 2013.

Tennis Court Committee – No report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Owners thanked the board for taking care of the person shooting arrows in the common area. That issue appears to be resolved.
- Visitors at pool have been climbing over the wrought iron fencing on the side where the storage unit is.
- Mr. Keller advised the board that there was a fence that was not repaired by the City when they fixed a broken fire hydrant. The City advised it would be replaced but so far it's not fixed.
- Owners received information on the tree tagging project.

OLD BUSINESS:

Restating of CC&Rs – Carried over

Association Rules Update / Review – Carried over.

Restroom Upgrades – The proposals were carried over until September 2013.

Pool & Janitorial Proposals - Tabled.

Clubhouse Windows Proposals - Carried over. Management will get one additional proposal from Windor Co. in Anaheim.

NEW BUSINESS:

Landscape Proposals

The Board approved the following proposals.
M/Blank S/Baca

- #88981 - Carried Over
- #89683 - Approved
- #90121 - Approved
- #89441 - Approved
- #88916 - Approved
- #90290 - Approved

2012 Year-End Audit:

The Board approved the audit subject to Mrs. Calderon's final review and approval.
M/Blank S/ Calderon

Tyler Lighting Services Proposal - Ratify

The Board approved the proposal for \$981.80 for electrical repairs.
M/Blank S/ Calderon

Horse Boarding Agreement / Liability Release - SAMPLE:

The Board reviewed the recommended form to be used if the HOA starts renting out stalls. No action was needed at this time. Carried over.

Insurance Premium Increase:

The Board reviewed the policy change / premium increase notice for \$1665.00. There was concern why there was a premium increase based on the reserve study information. Management will send the policy out for bid to obtain comparison bid.

Tree Trimming Applications:

- 2187- Turquoise - C/O
- 1996 -Turquoise - On Hold
- 2363 - Turquoise - C/O
- 15378 - Feldspar - C/O
- 1964 - Turquoise C/O

Architectural Applications:

15603 Obsidian - Solar Documents Received & Approved

2517 Turquoise / Landscape - Denied

The Board requested more detailed information on the proposed planting including types of plants. All planting must stop until the plans are approved. Current planting plan / non-approved planting is not consistent with community standards. Need better description / plants / pictures

15411 Feldspar - Approved

2517 Turquoise - Landscape Plan approved by Committee - Denied by Board due to alternate planting going already started on front yard. Need more detailed plan and pictures of proposed plantings.

2464 Sandstone - Board deferred the decision on the fencing pending the Architectural Committees review. The Committee did not feel the vinyl fencing was consistent with the communities existing theme of open fencing.

2217 Olivine - Approved

ADJOURNMENT:

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

Next Meeting scheduled for June 11, 2013 @ 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 May 14, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____