

CARBON CANYON I

Homeowners Association

Regular Meeting

October 9, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday October 9, 2012 at the community clubhouse. The regular meeting was called to order at 7:20 P.M.

PRESENT:

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

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

Andre Landscape –Representative (Chico) from Andres attended to report on the landscape work within the community.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Legal Matters
- Solar Panel Restrictions

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the September 11, 2012
- Financial Statements of September 2012
M/Blank S/ Calderon (unanimous)

COMMITTEE REPORTS:

Architectural – Two applications were approved in September. The board is reviewing the potential restrictions on requested solar panel installations.

Equestrian- The Equestrian Committee is reviewing the possibility of changing out the sand in the horse arena. Three bids will be obtained for the proposed work.

Financial – The association is over budget for the month.

Facilities – The board discussed the different bids for the restroom refurbishments. It was agreed that the board would look at the restrooms to narrow what actually needs done to get the restrooms repaired and reasonably upgraded. The bids have a large price difference to consider.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

Owners were present to address the Board on various issues in the community including:

2525 Turquoise – The owner reported weeds behind his home and that the slope needed attention by Andre Landscape. Chico agreed to look at the area and meet with the owner (Rafeal) to resolve the issue.

15397 Feldspar – The owner (Ray) advised the board the ground cover behind his home was all dead. Andre agreed to meet at the location to access and bid needed repairs / planting. (909) 263-8107

OLD BUSINESS:

Restating of CC&Rs – The Board carried over the CC&R / By-law restatement & Rules Review. A date will be set to meet with the attorney to discuss the final draft and mailing to members.

NEW BUSINESS:

Landscape Proposals

- 80324 – Approved
- 76070 – Carried Over
- 79281- Approved / Association to Bill-Back City for \$163.43
- 80162 – Approved / 1968 Turquoise & 2244 Turquoise
- 77154 – On Hold

Large Bush Removal at Entrance – The board approved the removal of the large bush at the entrance of the community.

M/Blank S/Baca

Leak Detection Approved – The board approved using a leak detection device to pin-point the leak in the street. Andre Landscape to obtain any required permits to make the dig in the street to complete the needed repairs.

M/Blank S/Baca

Asphalt Slurry Proposals – The board reviewed the proposals for asphalt repair at the clubhouse, nature trail, and operating stables. The board approved repair and slurry of the clubhouse subject to which company was the least expensive. In addition, the board tabled work on the open stables slurry proposal and pulverizing the asphalt on the nature trail area. Management will get a revised bid for the nature trail that includes repair and slurry of the asphalt in the nature trail. M/Blank S/Baca

Keyless Entry System Proposals – The board reviewed the proposals for keyless entry to the pool and tennis courts. The proposals were tabled due to cost. The board agreed to keep an open mind on the issue and modify the proposals to lower the cost so the project was more feasible.

Pool Service Proposal – The board reviewed the proposal for pool service by Whittier Pools. The board carried over the proposal.

Jubilee Janitorial Service - The board reviewed the proposal for pool service by Whittier Pools. The board carried over the proposal.

2012 Year-End Audit / Tax Return – The board approved the proposal by Schonwit & Co at a cost of \$1150.00

M/Baca S/Blank

Tree Trimming Applications:

2244 Turquoise – The Board carried over the application.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:25 P.M.

Next Meeting scheduled for November 11, 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 October 9, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____