

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 14, 2006**

MINUTES

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Carbon Canyon 1 Homeowners Community Association was held on November 14, 2006 at the Clubhouse, Chino Hills, California.
- PRESENT** Charlie Blank, President
Bill Potts, Vice President
Jesse Cunningham, Treasurer
Denise Nuchols, Secretary
Brian Howard, Member at Large
- Marcia Yetter, Action Property Management, Inc.
Five (5) Homeowners
- CALL TO ORDER** The meeting was called to order at 7:00 P.M. by Charlie Blank.
- EXECUTIVE SESSION DISCLOSURE** An Executive Session was held on November 14, 2006 to discuss vendor and homeowner association encroachment issues.
- OPEN FORUM** The issues discussed were the election and HOA property encroachment. During the HOA property encroachment discussion, the Board had not intended to discuss anything regarding the mediation with the Cannons, however the Cannons brought up the issues and initiated the conversation that took place. The Board only responded to questions posed by the other homeowners present who wanted to understand the situation. Upon request a tract map was presented at the Board table as a request of the homeowners attending and they were allowed to come look at the tract map. The Cannons chose to disclose to the other homeowners present that mediation was held on November 14th. The Board did not respond. The homeowner indicated that during the mediation that the Board would not compromise on the issues. The Board responded by saying that they did offer the homeowner the option of sending out a binding secret ballot to all the homeowners to see how they felt about the issue. The homeowner responded indicating that the original builder attended the mediation and indicated that adjustments were made to lot lines on a regular basis. The Board responded that that comment had been taken out of context and was not correct. Also during this session, a homeowner had asked about the possibility of installing lighting on the entry monument and Warren Cannon indicated that he had purchased solar lighting for the entry with \$600.00 petty cash and it was available for anyone to come pick up. The Board reminded him that receipts were necessary to account for the cash that had been spent.

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**RATIFICATION
OF THE ACTION
WITHOUT
A MEETING**

Motion was made by Charlie, seconded by Brian, carried unanimously to approve ratification of the action without a meeting to approve the 2007 budget. Motion carried unanimously.

**CONSENT
CALENDAR**

Motion was made by Charlie, seconded by Denise, carried unanimously to approve the Consent Calendar as presented with changes to be made to Executive Session Minutes of October 10, 2006.

**ATTORNEY
RETAINER
AGREEMENT**

A proposal has been submitted by Fiore, Racobs and Powers to renew their retainer agreement. The cost for the annual fee will be \$1,800.00. Motion was made by Charlie, seconded by Brian, carried unanimously to approve the renewal of this contract.

**LANDSCAPE
PROPOSALS**

Total Landscape Care has submitted proposals for landscape upgrades.

1. 2115 Olivine - Install twenty-five (25) one gallon Myoporum on the side slope as there is currently no vegetation. Cost to be \$82.75. Motion was made by Bill, seconded by Brian, carried unanimously to approve this proposal as presented.

2. 2050 Halite - The recommendation from the landscape company is to install plant material and irrigation with a total cost to be \$3,475.95. The motion was made by Bill, seconded by Jesse, carried unanimously to approve this proposal in an amount not to exceed \$3,500.00, however it is requested that this be placed on hold until Bill talks to the landscape company and advises management to go forward with the approval.

3. 2050 Halite – Install netting mesh for erosion control on the side slope, cost to be \$750.00. Motion was made by Bill, seconded by Charlie, carried unanimously to approve this proposal as presented.

4. On the 1900 block of Turquoise, a homeowner requested the removal of Red Oak trees, the trimming of Pepper trees, and to plant three (3) new trees where the Red Oaks were removed. Motion was made by Bill, seconded by Jesse, carried unanimously to approve that request.

**COMMITTEE
REPORTS**

Treasurer discussed that the investments have been transferred from the previous management company to Action Property Management.

Equestrian Committee-- currently 26 stalls are being rented out of the 48 available.

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Landscape Committee – Trees are in the process of being trimmed.

Architectural Committee – Several painting application have been approved.

ADJOURN The Regular Session meeting was adjourned at 7:50 P.M

ATTEST Respectfully Submitted by Marcia Yetter, Community Manager

APPROVED BY THE BOARD OF DIRECTORS DECEMBER 12, 2006