

CARBON CANYON I

Homeowners Association

Regular Meeting
December 9, 2008

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, December 9, 2008 at the community clubhouse. The meeting was called to order at 7:04 P.M.

QUORUM:

Directors present: President– Charlie Blank , Vice President- Bill Potts, Treasurer- Jesse Cunningham, Brian Howard- Member at Large and Secretary – Denise Nuchols

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

CONSENT CALENDAR

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the November 2008 meetings and the November 2008 financial statements.

MEMBERS OPEN SESSION:

Tree trimming/removal, view lots, pine needles on the tennis courts and slope easement maintenance.

COMMITTEE REPORTS

Architectural- There were two applications submitted since the prior meeting, both were approved.

Equestrian- There were four horse lost over the past month. There has been a decline due to the economy.

Landscape- It was noted that the tree trimming would be completed within a week. Also that bids were solicited and Total Landscape was 9% lower than any other bidders.

Financial- It was noted that there is a \$31,400 surplus as of November 30, 2008. There may be \$2,000 in December for water. To date nearly \$10,000 has been spent in collections.

NEW BUSINESS:

Homeowner Request (Fee Removal)- This item was tabled pending verification of homeowner's payment.

Homeowner Request (Slope Maintenance)- This item was tabled pending appointment of new Board.

Lien Filing- A motion was made, duly seconded and unanimously approved to file liens against parcel numbers 1031-171-47-0 and 1031-121-29-0-000.

Write-Offs- A motion was made, duly seconded and unanimously approved to write off the following accounts as bed-debt, due to foreclosures: Muncal (34331), Avail (34202) and Perez (34241).


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Pool Drain- A motion was made, duly seconded and unanimously approved to accept the proposal from A-1 pools to install new drains to comply with the Virginia Baker Act.

Gift Card Purchase- A motion was made, duly seconded and approved to purchase a \$200.00 gift card for the Chino Hills Fire Department as a thank you for the recent fires. Motion carried 3/2 Bill and Jesse opposed.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 8:00 PM

Secretary: 

Date: 1-13-09

