

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
May 11, 2021

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on May 11, 2021 via Zoom.

REGULAR MEETING CALL TO ORDER:

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:02 PM.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Miscellaneous owner requests/complaints

PRESENT:

Directors Present:

President – Darlene Baca
Vice President – Meta Vanderwerff
Treasurer – Charlie Blank
Secretary – Bill Verstynen
Member at Large – Kathy Spencer

Trisha Maza was present representing Association Management & Support Services, Inc

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of April 13, 2021.
M/Verstynen S/Spencer

REVIEW OF FINANCIALS:

The April 2021 financials were not yet available, management to email them to the Board once completed.

OPEN SESSION:

One homeowner was present. The owner had some questions regarding a fence that had been installed. A board member advised he would meet with the owner to review the issue with the fence.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended via teleconference to discuss any concerns that the Board or any homeowners may have. He advised the Board that his crew was about 60% done with the weed abatement and that it should be completed by the end of the month. He also advised the Board regarding water usage and some complaints he's received from owners about watering. El Sol will continue to address these complaints on a case-by-case basis but owners are to be reminded that the Association is only able to water 3x a week.

COMMITTEE REPORTS:

Architectural – Two applications were submitted in the month of May. One has been approved and one is currently pending.

Equestrian – No new updates.

Tennis Court/Pickleball Committee – No new updates.

Pool Committee – Management updated the Board on the status of the acid wash.

Landscape Committee – El Sol was in attendance to discuss any landscape concerns.

NEW BUSINESS

- El Sol Proposal #: 50321633 – A motion was made and passed unanimously to approve the replacement of a 16-station sprinkler timer that was not working. M/Baca S/Vanderwerff
- El Sol Proposal #: 50321639 – A motion was made and passed unanimously to approve removing old ground cover and installing 2-cubic yards of topsoil and install 180 1-gallon Low Boy Acacia on the slope near 15601 Obsidian. M/Blank S/Verstynen
- Reserve Data Analysis Proposal – A motion was made and passed unanimously to approve the onsite reserve study for 2021. M/Vanderwerff S/Verstynen **Management to have reserve analyst schedule onsite with Mr. Blank and Mr. Verstynen
- Reserve Data Analysis Equestrian Proposal – A motion was made and passed unanimously to approve the onsite reserve study for 2021. M/Spencer S/Blank **Management to have reserve analyst schedule onsite with Mr. Blank and Mr. Verstynen
- Westco Proposal #: 009531 – A motion was made and passed unanimously to approve painting the basketball back board white and the lines on the back board as well as paint the pole gloss black. M/Vanderwerff S/Blank
- 1 Stop Pool Pros Proposal – A motion was made and passed unanimously to ratify the approval for the acid wash on the pool. M/Blank S/Verstynen
- Draft ARC Guidelines – The Board reviewed the revised draft ARC guidelines. A motion was made and passed unanimously to approve the draft pending an edit on some of the verbiage regarding fire retardant wood decks being allowed but only if treated, however wood fences would not allowed, these changes also mirror the City of Chino Hills codes. M/Blank S/Baca
- National Night Out – A request was submitted to the Association to have the HOA participate in the National Night Out. A motion was made and passed unanimously to donate pizzas and water to the night out. M/Baca S/Blank
- In response to some of the water complaints, the Board will revisit the issue in July or August and if necessary will send a flyer to the homeowners regarding how much the Association is allowed to water.
- Management to send the “Code of Conduct” form to board member, Bill Verstynen to sign for the Association’s records.
- Mr. Blank advised the rest of the board members that he had a flyer from the Fire Safe Council that he would like to include when the Association mails out the revised ARC Guidelines and restated CC&R’s. The rest of the Board was in agreement.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:34 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 11, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____