

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 13, 2007**

MINUTES

- NOTICE** With notice given and received, the Regular meeting of the Board of Directors of the Carbon Canyon 1 Homeowners Association was held on March 13, 2007 at the Clubhouse, Chino Hills, California.
- PRESENT** Charlie Blank, President
Bill Potts, Vice President
Jesse Cunningham, Treasurer
Brian Howard, Member at Large
- Marcia Yetter, Action Property Management, Inc.
- Three (3) homeowners present
- ABSENT** Denise Nuchols, Secretary
- CALL TO ORDER** The meeting was called to order at 7:05 P.M. by Charlie Blank.
- COMMITTEE REPORTS**
- Architectural Committee
Architectural Committee, Brian, indicated that applications were being received and reviewed.
- Landscape Committee
Bill Potts is working with Leo of Total Landscape regarding tree trimming and weed removal.
- Equestrian Committee
Charlotte, all is well. There are some new horses coming in.
- Finance Committee
Jesse reported that he needs to clarify some accounting reports with Actions staff accountant, but all seems to be going well.
- OPEN FORUM** During Open Forum the issues discussed were slope maintenance, bees and architectural approval.
- CONSENT CALENDAR** Motion was made by Charlie, seconded by Brian, carried unanimously to approve the Consent Calendar as presented, which will be attached to and become a part of these Minutes.
- A-1 POOLS** A-1 Pools has submitted a proposal to replace the existing pool filter with a new sand filter. Total cost to be \$1,395.00. Motion was made by Bill, seconded by Charlie, carried unanimously to approve this proposal.

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**LANDSCAPE
PROPOSAL**

Total Landscape has submitted two proposals:

(1) 2206 Turquoise- install 70- 1 gallon Parbafolium for a total cost of \$231.70. Motion was made by Charlie, seconded by Brian, carried unanimously to approve this proposal.

(2) 2530 Turquoise- replace a two inch leaking backflow device. The original proposal was for \$1,200.00. Leo of Total Landscape indicated that was an incorrect proposal as Carbon Canyon gets a special price. Management was unaware of the price at the time of the meeting. Motion was made by Charlie, seconded by Jesse, carried 3-0, with Bill abstaining to give Bill and Brian the authority to approve the cost of the backflow device replacement after verification of price from Total.

CPR PAYMENT

Previously CPR had issued an invoice for \$1,089.00 when they moved the Association's files from the previous Management company to Carbon Canyon's clubhouse. The Board was disputing the amount and CPR offered a price of \$900.00 instead. Motion was made by Charlie, seconded by Brian, carried unanimously to approve payment to CPR for \$900.00.

**COMMUNITY
OPEN HOUSE**

Community Open House to be held at Equestrian Center. It is being scheduled to be held on May 19, 2007. Brian will produce a flyer. This will be held in lieu of the Annual Easter Celebration. Motion was made by Charlie, seconded by Bill, carried unanimously to approve this event and allow a \$500.00 expenditure.

ADJOURN

The meeting was then adjourned at 7:58 P.M. to go back into Executive Session to discuss a vendor payment and homeowner request.

ATTEST

Respectfully Submitted by Marcia Yetter, Community Manager

APPROVED BY THE BOARD OF DIRECTORS APRIL 17, 2007