

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 2007**

MINUTES

- NOTICE** With notice given and received, the General meeting of the Board of Directors of the Carbon Canyon I Homeowners Association was held on April 17, 2007 at the Clubhouse, Chino Hills, California.
- PRESENT** Charles Blank, President
Bill Potts, Vice President
Jesse Cunningham, Treasurer
Denise Nuchols, Secretary
Brian Howard, Member at Large
- Marcia Yetter, Action Property Management, Inc.
- Three (3) homeowners present
- CALL TO ORDER** The meeting was called to order at 7:07 P.M. by Charles Blank, President.
- CONSENT
CALENDAR** Motion was made by Charles, seconded by Jesse, carried unanimously to approve the Consent Calendar as presented, and will be attached to and become a part of these Minutes.
- COMMITTEE
REPORTS**
- Architectural Committee**
Denise Nuchols, Chair. Denise indicated that they continue to process applications and are requesting that all three (3) copies of architectural applications be stamped with a date received.
- Landscape Committee**
Bill Potts, Chair. Bill indicated that there was much damage for plant material due to the frost and it is being replaced as needed.
- Equestrian Committee**
Brian Howard, Chair. Three (3) new horses have been added.
- Finance Committee**
Jesse Cunningham, Chair. Jesse discussed the status of the audit which needs to be mailed out by the end of April.
- AUDIT DRAFT** The audit draft from Robert Crooks was provided to the Board for review. The Board will need to approve the draft so that the auditor can be advised and provide the final audit. As there were still remaining questions Jesse indicated that he would contact the auditor directly and the Board would then approve the audit by an action without a meeting.

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 2007 - PAGE 2**

**VERIZON
INSTALLATION
UPGRADE**

Verizon sent a letter of explanation indicating a need to upgrade Verizon equipment and they are requiring that the letter be signed so that it can be returned to them authorizing them to install the new equipment. Board requested that Verizon and Total Landscape attend the May meeting so that this can be discussed as to how this is going to effect landscape, etc.

**LANDSCAPE
PROPOSAL**

There was a proposal from Total Landscape to replace a backflow device on Turquoise at a cost of \$700.00. Motion was made by Bill, seconded by Brian, carried unanimously to approve the replacement. There was also a proposal for planting in the common area at a cost of \$2,238.00. Motion was made by Bill, seconded by Charles, carried unanimously to approve that proposal.

**PRE LIEN
ACCOUNTS**

Three (3) accounts are being recommended for lien and were discussed in the Executive Session. 1) Account # 0005620150 past due amount \$426.00. Motion was made by Charles, seconded by Denise, carried unanimously to approve this account for lien processing. 2) Account # 0005620910 past due amount \$426.00. Motion was made by Charles, seconded by Brian, carried unanimously to approve this account for lien processing. 3) Account # 0005611320 past due amount \$480.00. Motion was made by Charles, seconded by Bill, carried unanimously to approve this account for lien processing.

**INSURANCE
RENEWAL**

There was a proposal from Robco to renew association insurance at a cost of \$11,965.00. Motion was made by Charles, seconded by Denise, carried unanimously to approve the proposal as presented with a request to send a copy to Jesse.

**ACCOUNT
REINVESTMENTS**

There is \$290,000.00 that will be maturing and is recommended by Jesse that we purchase California bonds at 4% and they will be maturing between 2010 and 2015. Motion was made by Jesse, seconded by Bill, carried unanimously to go forward with these investments.

NON COMPLIANCE There is a trailer being stored at 15238 Turquoise. Homeowner has indicated that it will be gone by the April 23, 2007. Motion was made by Charles, seconded by Bill, carried unanimously that if the trailer is not gone by the April 24, 2007 that a non compliance letter would be sent. The Board will advise Management whether the trailer is still present.

ADJOURN The meeting was adjourned at 8:04 P.M.

APPROVED BY THE BOARD OF DIRECTORS MAY 8, 2007.

**CARBON CANYON I HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 2007 - PAGE 3**