

CARBON CANYON I

Homeowners Association

Annual / Regular Meeting

January 8, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday January 8, 2013 at the community clubhouse. There was NO QUORUM for the Annual Meeting 2nd Call.

APPOINTMENT OF DIRECTORS:

The Board appointed the following directors to fill the 3 year term positions as recommended by Legal Counsel due to there not being a quorum of the membership after the 2nd Call. M/Blank S/Vanderwerff (Unanimous)

The Board appointed Julie Calderon as Treasurer

The Board appointed Darlene Baca as Vice President

All other positions remain the same.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:00 P.M.

PRESENT:

Directors present: President - Charlie Blank, Vice President – Darlene Baca, Treasurer – Julie Calderon, Member at Large- Meta Vanderwerff and Secretary – Elizabeth Friel.

Present: Jim Parsons was present representing Association Management & Support Services, Inc.

Andre Landscape –Andre Landscape did not attend due to the Annual Meeting.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Contract Matters
- Legal Matters

CONSENT CALENDAR:

The consent calendar has been approved and voted on as follows:

- Regular Meeting Minutes of the December 11, 2012
- Financial Statements of December 2012
M/Baca M/ Calderon (unanimous)

COMMITTEE REPORTS:

Architectural – No Issues to Report

Equestrian- No Issues to Report. Management is verifying insurance coverage on horse owners.

Financial – The association is under budget for the month.

Facilities – No Report.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Newsletter
- Neighborhood Watch
- websites
- Architectural Application Process
- Tree Trimming Issues @ Sloan Residence

OLD BUSINESS:

Restating of CC&Rs – The Board carried over the CC&R / By-law restatement & Rules Review. A date will be set to meet with the attorney to discuss the final draft and mailing to members.

Association Rules Update / Review – The board has drafted updated rules for the clubhouse, Pool, Tennis Courts and Equestrian Center. The drafted rules review was carried over.

Restroom Upgrades – The proposals were carried over pending receipt of a revised / more detailed proposal by the handyman. Currently the handyman's bids are as follows:
Mens - \$3045 Womans - \$\$4645

Pool & Janitorial Proposals - Carried Over

NEW BUSINESS:

Landscape Proposals

- 82491 - Approved
- 82010 - Approved 15424 Option 1 / 2545-2541 Weed Abatement was not approved at \$4800. Julie to negotiate the price
- 82517 - Approved
- 82518 - Approved
- 81624 - Approved
- 81625 - Approved
- 81626 - Approved
- 83135 - Approved
- 83137 - Approved
- 83467 - Approved
- 83408 - Approved

Tree Trimming Applications:

15424 Turquoise – Board approved the application

2545 Turquoise – Board Approved the application

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:20 P.M.

Next Meeting scheduled for February 12, 2013 @ 7:00 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 January 8, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____