

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
January 9, 2018

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on January 9, 2018 at the Community Clubhouse.

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

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 6:54 P.M.

ANNUAL ELECTION:

The inspectors of elections, Marion Proffitt & Joan Blank, were present to count the annual election ballots. The Association did not obtain quorum as they only received 106 ballots. Prior Board is re-elected per the Association's By-laws.

CC&R AND BYLAWS REINSTATEMENT:

The inspectors of elections, Marion Proffitt & Joan Blank, were present to count the CC&R ballots. The Association did not obtain quorum as they only received 106 ballots.

PRESENT:

Directors Present:

President – Darlene Baca
Vice President – Bill Potts
Secretary – Elizabeth Friel
Treasurer – Charlie Blank
Member at Large – Meta Vanderwerff

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

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of December 12, 2017.
M/Baca S/Friel

LIEN APPROVAL:

The Board reviewed the information to file a lien on APN#: 1031-191-22-0000. Motion to approve lien was passed unanimously. M/Blank S/Baca

REVIEW OF FINANCIALS:

The Board reviewed the financials of November 2017.

OPEN SESSION:

Six (6) members attended the meeting.

One homeowner who attended the meeting suggested the Association hire an architect to create a master landscaping plan for the community. The homeowner can refer architects to the Association if needed – owner to give the information to the management company.

15619 Obsidian – Owner attended the meeting to discuss the rodent issue he’s been experiencing. Management to check with the pest control company to see if in their opinion thinning out the Ivy would potentially help elevate this issue. This owner also discussed a possible Pickle Ball game he’d like to play at the tennis courts. Management to obtain more information on this issue.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. Jesus advised he would send over a list of gopher activity throughout the community. Also advised the Board that the water was turned off for a few weeks due to the recent rains.

COMMITTEE REPORTS:

Architectural – There were 2 new architectural approvals.

Equestrian – No new updates at this time.

Tennis Court Committee – No new updates at this time.

Pool Committee – No new updates at this time.

Landscape Committee –El Sol completed a report in open session.

NEW BUSINESS:

- El Sol Proposal #: 122717722 – Trim Pine tree approved. M/Baca S/Friel
- El Sol Proposal #: 122717715 – Remove Eucalyptus tree approved. M/Baca S/Friel

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 6:54 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 9, 2018 as approved by the Board Members in attendance at the meeting.

Secretary Signature: Elizabeth L Friel

Date: February 13, 2018