

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 10, 2017

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on January 10, 2017 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:08 P.M.

PRESENT:

Directors Present:

President – Darlene Baca
Vice President – Bill Potts
Treasurer – Charlie Blank
Secretary – Elizabeth Friel

Absent: Member at Large – Meta Vanderwerff

Viki Valenzuela was present representing Association Management & Support Services, Inc

ANNUAL MEETING 2nd ATTEMPT:

There was still no quorum of votes met (111 ballots received), therefore, the Annual meeting was called and no meeting was held. All Board members remain in office for another year. All positions remain the same.

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of December 13, 2016 as corrected.
M/Potts S/Blank

REVIEW OF FINANCIALS:

The Board reviewed the financials of December 2016 and approved subject to audit.

OPEN SESSION:

2252 Turquoise - homeowner was present to inform the Board that the front yards in his neighborhood are being let go. 2367 Turquoise is under construction and the materials are out in the street. There is a house in the neighborhood being turned into a 10-bedroom home. The Board addressed his concerns, the Management Company has sent letters to the home under construction and the other home would need to be contacted with the City. Owner said he would contact the City.

2357 Turquoise – homeowner was present to request the key to her Shed #19. Someone put a lock on her shed at the stables. Charlie Blank of the Equestrian Committee put the lock on it and he handed her the key at the meeting.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. Jesus will be submitting a wish list on trees that need to be trimmed or removed in the Community. He has been running a list since he started the Community. Jesus discussed with the Board the owner that does not like him keeping his equipment in the back of her home. Jesus and Bill to come up with a solution to move his equipment somewhere else on the property.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Encroachment Issues

COMMITTEE REPORTS:

Architectural – There was one fence installation and one shed installation. Both were approved.
2539 Turquoise – Board discussed this application after further investigation and unanimously decided that the association will not be granting common area to owners to maintain. Application was officially denied.

Equestrian – Board advised that they had discussed in executive session the possibilities of installing a small walking arena. The has approved and officially decided that they will allow the Equestrian Center to install a walking arena. Only stipulation is that the Board receive and review the price before work commences.

Tennis Court Committee – Electrical contractor is going to start soon on the lights. Board approved new netting to be installed. Peter to process the approval.

Pool Committee – Bathroom remodel is almost complete. There were a few hiccups with owners that rented the clubhouse, but other than that the job went off without a hitch. Everything is going to be brand new and beautiful for this next summer. There were a couple of lounge chairs vandalized. Board discussed and approved to install cameras. Charlie Blank to look into if we can connect to the Equestrian Center monitor and just install a couple cameras at the pool.

Landscape Committee – El Sol report is stated above under El Sol Landscape Report.

NEW BUSINESS:

- Request Jesus of El Sol to take down Christmas wreaths and store inside storage at Pool.
- Follow-up on reserve study being done.
- 2028 Turquoise – Board discussed owner’s concerns regarding the recently planted trees near her home in the Common Area. AMSS to send owner a letter that the HOA cannot guarantee that the trees will not grow over into her yard, but they will make sure to maintain the trees and trim them according to their origin.

PROPOSALS:

El Sol Proposal No.10517408 – Trim and thin trees behind 2457 Malachite. Board approved. M/Potts S/Baca

10-S Tennis Supply – Est#43667 – 1 Six Star II Tennis Net – Board approved. M/Potts S/Baca

El Sol Proposal No.1051741 – Removal of three oak trees behind 2150 & 2162 Olivine. Board discussed and approved to remove the trees as long as owners paid to have new trees installed. M/Potts S/Baca

El Sol Proposal No.10517416 – 45 flats of Annual Color at the Main entrances. Board approved. M/Potts S/Blank

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 8:30 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 10, 2017 as approved by the Board Members in attendance at the meeting.

Secretary Elizabeth L. Furd Date Feb. 11, 2017