

# CARBON CANYON I

## HOMEOWNERS ASSOCIATION

Regular Meeting

JANUARY 11, 2016

### 2<sup>ND</sup> ATTEMPT ELECTION:

Still no quorum was met, as we obtained only 87 ballots total, needing 179 ballots to reach quorum. No Election was held all Board members remain on the Board for another year.

### TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Monday, January 11, 2016 at the Community Clubhouse.

### REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:15 P.M.

### MINUTES:

The regular session minutes from the prior meeting, held on December 08, 2015, was approved with no corrections. Unanimous Board approval.

### PRESENT:

**Directors present:** President – Darlene Baca, Vice President – Bill Potts, Secretary Elizabeth Friel, Member at Large - Meta Vanderwerff and Treasurer – Charlie Blank

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

### ABSENT:

None

### ANDRE LANDSCAPE REPORT:

Jeff Bohler and Tom Paulson from Andre Landscape attended the open meeting. A landscape report was submitted and read by Jeff Bohler. Sprinkler timers are still off, Slope bids previously approved by the Board are almost done and moving along, Turf removal is almost completed as well, the Boulders are on site and Andre would like Board's input on where to place them, Board said to place them strategically per your professional handling, sprinklers have been converted to get ready for drip lines and Pepper Trees will start end of February 2016.

### HOMEOWNERS FORUM:

Homeowner were present to discuss the plant selection they see being planted with all the new slope projects. Homeowners discussed the Board hiring landscape architects and that they felt the Honeysuckle and Lantana plants were not good plants for Carbon Canyon. One homeowner did report that they have seen a great

improvement in the Landscapers work. Board informed homeowners they were in process of looking for a new Landscape Company.

**EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues:

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

**FINANCIAL REVIEW:**

Financial & Bank Statements reviewed at AMSS by the following representatives

Treasurer – Charlie Blank & AMSS Accountants – Linda Marruffo and Cindy Jacobo

Charlie stated the Community is in very good shape. The year-end vs. actual – everything is positive. We have an excess of undesignated funds approximately \$56,000.00 and almost all of that excess will go into slopes.

**COMMITTEE REPORTS:**

**Architectural** – None to approve at this time.

**Equestrian** – Lost 5 stalls and the Board may need to look at closing stalls. It's being monitored.

**Tennis Court Committee** – No Report

**Pool Committee** – No Report

**Landscape Committee** – Andre report is stated above under Andre Landscape Report. No other reports were made.

**NEW BUSINESS:**

1. 15371 Feldspar – Board approved to have the statements mailed out with only a 30-day history instead of a 60-day history. Management to change and hopefully this fixes the problem.

**ARCHITECTURAL APPLICATIONS:**

None at this time.

**LANDSCAPE PROPOSALS:**

Board unanimously approved the following proposals:

- El Sol Contract: Monthly Maintenance Contract Dated May 04, 2015 with their notes and addendums. Unanimous approval.
- VanDerPol & Company – Audit and Taxes – Board unanimously approved.

**OLD BUSINESS:**

None at this time.

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 8:45 P.M. Next Meeting scheduled for February 09, 2016 following executive session.

**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 11, 2016 as approved by the Board Members in attendance at the meeting.

Secretary Carlene Bacon Date 2-9-16