

CARBON CANYON I

Homeowners Association

Regular Meeting

January 14, 2014

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday January 14, 2014 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:10 P.M.

PRESENT:

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

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

Andre Landscape – Chico from Andre attended to review current projects and pending work.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

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

CONSENT CALENDAR:

The consent calendar was approved as follows:

- Regular Meeting Minutes of the November 12, 2013
- Financial Statements of November & December 2013
M/Blank S?Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Equestrian - There are 12 stalls rented and 8 horses currently at the stables

Financial – The association remains over budget for the Year due primarily due to tree trimming / landscape expenses

Tennis Court Committee – No report

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Mr. Livingston has painted his address on the curb and doing corrections to his yard per a recent letter received by the Board.
- Owner at 15397 Feldspar asked if some planting could be added to the slope and check for broken sprinklers.
- Discussed the reason for lack of horses at the stables:
 1. Lack of Knowledge of the stables
 2. Not cleaned routinely
 3. Need ways to bring horses to the stables
 4. Need new base for horses to walk in the arena
 5. Need to Market Summit Ranch area arena

MEMBERS OPEN SESSION CONTINUED

- Adding a sign at the entrance of the arena so members / tenants could see where the arena was located.
- Issue of the increased dues was discussed and owners being upset about the \$15.00 increase
- Need for a better explanation of the increased costs
- Water run-off the landscaping wasting water
- Need for smart controllers to save on water costs

OLD BUSINESS:

Restating of CC&Rs – Carried over

Association Rules Update / Review – Carried over

NEW BUSINESS:

Landscape Proposals

The Board reviewed the following proposals:

- #92820 - Carried Over
- #99237 - Carried Over
- #96414 - Carried Over
- #100581- Carried Over
- #100593 - Carried Over
- #100189 - Approved - M/Blank S/Calderon
- #95132 - Carried Over
- #99004 - Carried Over

Greens Security Lock Proposal - Carried Over

Lien Authorization - TS#2013-2387

The Board declined filing a lien for unpaid assessments since the account was paid in full.

Common Area Owner Use Letter Review:

The Board carried over action on the 2nd letter to owners regarding potential encroachment by owners onto HOA property and use of HOA water. Specific locations will be send individual letters as Andre and the board identify those using HOA water.

Tree Trimming Applications:

2516 Turquoise - The Application was denied.

15207 Turquoise - The Application was approved subject to the owner paying the cost and using Andre Landscape.

Architectural Applications:

None

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:15 P.M.

Next Meeting scheduled for February 11, 2014 @ 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 14, 2014 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____