

CARBON CANYON I

HOMEOWNERS ASSOCIATION

Regular Meeting "special"
FEBRUARY 01, 2016

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Monday, February 01, 2016 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 6:05 P.M.

PRESENT:

Directors present: President – Darlene Baca, Vice President – Bill Potts, Secretary Elizabeth Friel and Treasurer – Charlie Blank

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

ABSENT:

Member at Large - Meta Vanderwerff

HOMEOWNERS FORUM:

None at this time. No homeowners present.

TREE TRIMMING:

Emergency meeting was called because the Pines were in need to be trimmed ASAP.

Board reviewed the tree trimming bids from Superior and El Sol. El Sol's bid did not include the Pepper Trees. Bill Potts addressed the Board that he did discuss with El Sol his bid and what is needed. El Sol explained that in their professional opinion, the Pine Trees needed to be done first and then the Peppers. El Sol said they could start Thursday of this week and it will take about six-weeks to complete. They will not pull any ground crew members off to trim trees.

Charlie Blank addressed the board that he reviewed the financials and sees that the Board can spend approximately \$30,000.00 on trees now but that after this money is spent out of reserves, all homeowner tree requests will need to come out of Landscape Extras. Board discussed a \$35,000.00 spending limit and Treasurer agreed they could spend another \$5,000.00 just to take it from somewhere else.

Board unanimously approved to hire El Sol Landscape at a \$35,000.00 spending cap. El Sol to trim trees at their discretion and what they feel to be a priority. In addition, they request that El Sol list each tree trimmed and price so that the Board and Management can keep track of trees trimmed and price spending cap. Also, El Sol is to write up a bid for all of the other trees in the community that did not get trimmed this trimming.

EQUESTRIAN CENTER:

Board discussed the heavy equipment being used out at the equestrian center. Board of unaware of work being done. Equestrian Committee explained that the work being done was underground pipe clean out and trench digging to help protect the equestrian center and homes nearby. Committee apologized for not informing the Board first and explained they acted quickly to be proactive with the coming weather. Also that the price was so inexpensive at \$1200 for everything he was doing was a steal. Board was okay with work but discussed that in the future special meetings should be called before work is approved. Committee agreed.

COMMUNITY SIGNS:

Board discussed more trespassing signs to be placed and/or replaced throughout community. Board unanimously approved to just have Sign Depot take care of it.

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 *Orlando Baca* Date *2-9-16*