

CARBON CANYON I HOMEOWNERS ASSOCIATION

Regular Meeting
February 10, 2015

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday February 10, 2015 at the Community Clubhouse.

CALL TO ORDER:

The regular meeting was called to order at 7:00 P.M.

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

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

LANDSCAPE REVIEW – ANDRE LANDSCAPE:

The Andre Landscape Supervisor attended to go over all current and outstanding work at the community.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

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

MINUTES:

The Board approved the Meeting Minutes of January 13, 2015.

M/Blank S/Baca

FINANCIAL REPORT REVIEW:

- The Board reviewed the December 2014 financial reports.
- The Treasurer - Mr. Blank reviewed the financial report and bank statements at AMSS with the Accountant. All bank statements were available and reviewed and signed off by all.

COMMITTEE REPORTS:

Architectural – Reviewed / No action was required.

Equestrian – There are 18 stalls and 12 horses currently housed at the arena.

Financial – The Association's financial condition is favorable at this time.

Operating Assets: \$210,114.30 / Reserves: \$805,163.55

Tennis Court Committee – No Report

Landscape – Several projects are in process.

OPEN FORUM:

The following issues were discussed in open session:

- Neighborhood RV Parking, Trucks, Motorcycles, etc on the streets
- Lowering shrubs in front of the community signs so Equestrian Name is visible
- Emergency Call issues / need for improvement
- Obtaining location of shut-off valves for emergency situations
- Light at stairway to clubhouse is out.
- Lights at Equestrian Area needs lights re-set to go on from 6:00 PM to 6:00 AM
- Andre accountability and job performance
- Irrigation responsibility
- High landscape extras

OLD BUSINESS:

Governing Documents Restatement Review:

Carried over – Board to set a special meeting to complete this process.

NEW BUSINESS:

Landscape Proposals:

- 115135 - Approved
- 115134 - Approved
- 116013- Approved Clean and Thin 2 large California Peppers @ \$250.00
- 115884 – Carried Over
- 115693- Approved
- 99237 – Approved
- 116826 – Approved @ ½ Cost
- 116843 – Approved (Abstained / Potts)
- 116842 – Carried Over
- 112419 – Approved
- 111921 – Approved
- 106699 – Carried Over / Mr. Blank to get a 2nd Proposal)

EQUESTRIAN SIGN:

The Board approved the equestrian sign to be made and installed at the entrance of the Equestrian entrance area at a cost of \$290.00 plus installation.

M/Baca S/Vanderwerff Abstain/Potts

SUMMIT RANCH STABLES:

The Board reviewed and approved of the proposed projects being considered at the stables.

TREE TRIMMING APPLICATIONS:

2206 Olivine:

The Board approved the application.

2186 Turquoise Circle:

The Board approved the application.

ARCHITECTURAL APPLICATION REVIEW:

All applications were reviewed and approved by the Architectural Committee. No action was required by the Board at this time.

ADJOURNMENT:

Next Meeting scheduled is for March 10, 2015 @7:00 P.M.

There being no further regular business to conduct 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 February 10, 2015 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____