

CARBON CANYON I

Homeowners Association

Regular Meeting
February 15, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Wednesday February 15, 2012 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

PRESENT:

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

Present: Jim Parsons - Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Collection Matters / Delinquencies
- Edison Reimbursement Legal Correspondence
- Brickman Legal Contract Dispute Matter
- Solar Panel Responsibility

CONSENT CALENDAR:

The consent calendar has been approved and voted on as follows:

- Minutes of the December 13, 2011 Regular Meeting
- Minutes of the January 10, 2012 Annual Meeting
- Financial Statements of December 2011 and January 2012
M/Blank S/Friel (unanimous)

COMMITTEE REPORTS:

Architectural – The Board agreed to add Hold Harmless language to the architectural applications. Management will request legal counsel draft the language to be added.

Landscape – Chris from Andre Landscape provided a detailed report on the current landscape issues / proposals.

Equestrian- There are presently 23 stalls and 18 horses.

Financial – The association is under budget for the month of January.

Facilities – Willie attended and volunteered to work on small projects. Julie will provide some items from the clubhouse that have been pending. In addition, Charlie has a handyman that is very reasonably priced.

Tennis Court Committee – There was no report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- There is a bridge close to the Cunninghams home that needs the wooden bridge secured. Owner was sent a previous notice so a follow-up inspection will be completed to address the issue.
- Some maintenance is needed at the Equestrian Center. Mr. Blank will coordinate the work.
- The stored vehicle at the stables is Jim Nelsons. A violation letter will be sent to the owner and management will tag the vehicle. If not removed it will be towed.
- It was reported there are some gopher problems in the community. The slope at 1996 Turquoise was also reported to have a heavy problem with gophers.

OLD BUSINESS:

Restating of CC&Rs – The revision of the CC&R's for the community is in process and being revised by an attorney. A draft copy has been provided by legal counsel and will be dropped off at each board members home.

Association Rules Review – The Rules and Regulations of the community have been reviewed by the board. A draft copy will be given to the attorney for review prior to distributing to the members for review.

Tennis Court Resurfacing – Carried over.

Tennis Court Wind Screen Replacement – Carried over.

Clubhouse Maintenance Items – The Board reviewed the existing proposals for misc repairs at the clubhouse. It was agreed that the list would be given to Willie for completion / bidding. In addition, Mr. Blank has a handyman that can do the work at a reasonable price.

Tennis Court Bench Replacement – Color Change – The Board carried over this project.

Edison Billing Status – A matter has been sent to the associations attorney.

Stall Agreement & Insurance – All of the owners have submitted the required applications and insurance information requested.

NEW BUSINESS:

Phone Log Review – Homeowners / Vendors

Management was asked to provide a homeowner / vendor call in log in the board packets.

Key Log in Management Report – Julie requested a key log be included in the board packet.

Clubhouse Rental Log – Julie requested the Clubhouse Log be included in the board packet.

Schwab Statement Access – Julie has arranged for AMSS to have (Read Only) access to the statements.

Kelly Pool Service – The Pool Company has requested to meet with the board to introduce their services. Management will arrange for them to attend the next meeting.

Clubhouse Re-Key Status – Completed

Clubhouse Painting Status - Completed

Landscape Proposals – The following Andre Landscape proposals were approved

71323 - \$1450

71325 - \$150

71321 - \$492

71397 - \$5600

70479 - \$250

70729 - \$471

70790 - \$1459

M/Blank S/Baca

Tree Trimming Applications Reviewed / Approved – The following action was taken:

15558 Rhyolite – The Board approved the pruning of 5 pine trees on the owners slope.
M/Blank S/Baca

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 9:30 P.M.

Next Meeting scheduled for March 13, 2012 @ 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 February 15, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____