

CARBON CANYON I

Homeowners Association

Regular Meeting

March 8, 2011

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, March 8, 2011 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

PRESENT:

Directors present: President– Steve Oskey Vice President- Kris Bakke, Treasurer – Larry Keller, Secretary –Charlie Blank & Member at Large- Darlene Baca

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

EXECUTIVE MEETING DISCLOSURE:

The Board discussed compliance & legal issues

CONSENT CALENDAR:

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

- Minutes of the February 8, 2011 Regular Meeting M/Baca S/Blank (unanimous)
- Financial Statements of February 2011 M/Keller S/Blank (unanimous)

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Timer on the side of the tennis courts stuck on. Larry will look into and determine if an electrician is needed.

COMMITTEE REPORTS:

Architectural- Jesse reported everything is current and there were two submittals last month.

Equestrian- Barbara McWilliams reported four stalls have been sold and the funds have been received by the association. There are an additional four stalls available for sale with a potential buyer. In addition, the committee requested an additional trash pickup on Wednesday each week due to the higher volume of horse droppings and residents using the trash dumpsters at Summit.

AMSS will arrange to get the new schedule in place for M/W/F with the Wed Pickup only being one bin pickup.

Landscape- Kris reported there is an ongoing investigation on the drain issues throughout the community. In addition, there are a lot of landscape proposals to review / approve, and get processed.

Financial- Larry reported the Association is approximately \$10,000.00 under budget for the month and approximately \$20,000.00 under year to date.

Facilities- Facilities committee reported keys for the trails are being worked on. In addition, swings for some of the swing-sets have been approved and purchased. AMSS will check on the status of the swing seats.

OLD BUSINESS:

Keying of existing facilities/ Additional amount to install security key locks at the tennis courts was approved. The tennis courts will be rekeyed with a special key. Members will need to request a tennis court key. There is no charge for the first key. The first replacement key will cost \$150.00, and the second replacement key will cost \$250.00. Members obtaining a key for the tennis courts will need to sign for the key, as well as a notice stating they are aware of the fee for replacement/lost keys. An additional expense for the security type keys is estimated at \$600 to \$800 which was also approved.

M/Baca S/Blank

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Rewrite CC&R's

Adams Kessler proposal- **CARRIED**

Tree Trimming Requests:

2028 Turquoise Circle – Request to remove the Large Pepper tree behind the home on the East side of the slope was approved, at the Orsburn's expense. In addition, the board approved trimming of 2 peppers at owner's option. A work order request will be sent to TLC Landscaping to provide Orsburn with a tree removal estimate.

NEW BUSINESS:

Tree Trimming Requests:

2533 Turquoise Cir. - Request to remove fig tree behind home during TLC's regular service – **Approved**
M/Baca S/Blank (Unanimous)

15378 Feldspar Drive, – Request to trim Brachychiton Tree on easement near the home was approved for a one time trimming. Letter drafted to Johnson, this is not an Association tree, and the tree will be the responsibility of the Homeowner. A proposal will be requested from TLC and sent to the homeowner. **Approved**
M/Blank S/Baca

Drainage Project:

The following estimates - TLC Estimate #5336 & Affordable Tree Estimate #2238 / Were Carried to next month's meeting with the agreement that it would be voted upon whether any response from the City has been received – M/D S/C (unanimous).

The board will verify if the bids include pumping out the water from the location.

TLC ESTIMATES:

Estimate #4396 – Approved M/L S/C (unanimous)

Estimate #5207 – Approved M/L S/S (unanimous)

Estimate #5060 - Carried

Estimate #5404 – Approved M/D S/C (unanimous)

Estimate #5332 – Approved M/D S/C (unanimous)

Estimate #4445 – Approved M/C S/S (unanimous)

Estimate #5337 – Approved M/L S/D – Trim 3 All three trees at \$150.00 vs. removing 1 tree and trimming two trees/(unanimous)

2010 Year-End Audit Review / Approval:

The board reviewed the audit and carried it over for additional review prior to final approval at the next meeting.

EMERGENCY ITEMS ANNOUNCED:

Proposals from A-1 Fence and ALCORN were reviewed to furnish and install a chain link fence at the storm drain on Turquoise/Topaz. – Bid from A-1 Fence \$2398.00 approved. M/D S/C (unanimous)

Management was asked to send a thank you letter to Alcorn Fencing for submitting their bid. M/Blank S/Oskey (Unanimous)

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EQUESTRIAN STALL PURCHASE & FUND ALLOCATION:

The board ratified the approval of the sale on the Equestrian Stable Equipment totaling \$2000.

- 50% to be allocated to Equestrian Reserves
 - 50% to be allocated to General Equestrian Budget
- M/Keller S/Blank

15574 Felspar Property Boundary Matter:

This matter was carried over as Mr. Blank is obtaining additional information for the board.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 9:20 PM

Next Meeting scheduled for April 12, 2011 @ 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 March 8, 2011 as approved by the Board Members in attendance at the meeting.

Attending Board Member _____ Date _____