

CARBON CANYON I

HOMEOWNERS ASSOCIATION

Regular Meeting

March 08, 2016

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Monday, March 08, 2016 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:05 P.M.

MINUTES:

The regular session minutes from the prior meeting, held on February 09, 2016, was approved with no corrections. Unanimous Board approval.

PRESENT:

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

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

EL SOL LANDSCAPE REPORT:

Jesus was present to discuss any concerns the Board or homeowners might have. He updated the Board that they are moving along, but there is a lot of clean-up work that needs to be done so please bear with them as they move through the clean-up process. Jesus noted that they did get all the V-ditches cleaned out. They cleaned all the weeds on Feldspar. They are cleaning the slopes around the clubhouse currently. Jesus found valves that were not working; some as old as the community. Board discussed and unanimously approved to give El Sol Landscape a \$1400.00 a month spending cap so that he can move through the community fixing irrigation and plants without wait. Jesus was present and informed of this spending cap. Lastly, the tree trimming is a little behind, but that is due to the trees have not really been trimmed in a long while.

HOMEOWNERS FORUM:

None at this time.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

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

FINANCIAL REVIEW:

Financial & Bank Statements reviewed at AMSS by the following representatives

Treasurer – Charlie Blank & AMSS Accountant – Linda Marruffo and Manager Viki Valenzuela.

Charlie stated the Community is still in very good shape. The Community is in the positive. Reconciliation of the February 2016 financials was unanimously approved by the Board pending financial audit.

COMMITTEE REPORTS:

Architectural – There has been three (3) requests sent in that have been approved. Mainly roofs and landscape renovations.

Equestrian – We have 10 stalls and only 6 are being rented. Per Committee please send letter to Rysanek to make sure they still want their stalls.

Tennis Court Committee – No Committee member present. Nothing to discuss.

Pool Committee – No Report

Landscape Committee – El Sol report is stated above under El Sol Landscape Report. No other reports were made.

NEW BUSINESS:

1. Update Carbon's profile with new Landscaper
2. Send newsletter/flyer out to members, with the billing, announcing the new Landscape Company.
3. Board to hold an Executive Meeting to finish the CC&R re-write on Monday March 14th at 6:30 p.m.

ARCHITECTURAL APPLICATIONS:

None for review at this time.

LANDSCAPE PROPOSALS:

- Proposal No. 32161046 – 1987 Turquoise Circle – remove large pepper tree – Bid submitted per homeowner request. Board unanimously approved to allow tree to be removed at homeowner's expense.
- Proposal No. 21916708 – 2434 Turquoise Circle – 20-1-gallon honey suckle – Board unanimously approved.
- Board unanimously approved for El Sol to complete previously submitted bid for 2539 Turquoise slope planting. El Sol to resend bid to AMSS and Charlie to sign on Wednesday.
- Board officially signed revised El Sol contract.

OLD BUSINESS:

None at this time.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:00 P.M. Next Meeting scheduled for April 12, 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 March 08, 2016 as approved by the Board Members in attendance at the meeting.

Secretary Elizabeth L. Trill Date April 14, 2016