

CARBON CANYON I HOMEOWNERS ASSOCIATION

Regular Meeting
March 10, 2015

TIME AND DATE:

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

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:02 P.M.

PRESENT:

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

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

ANDRE LANDSCAPE REPORT:

ITEMS DISCUSSED

- Andre not monitoring the V-Ditches by the stables and trails. They need cleaned out on a routine basis. Brad from Andre advised he would inspect and maintain on a set schedule going forward.
- Andre contract indicating ariation of turf being included in the contract. Brad to verify.
- 15ft Tree trimming being included.
- Ground cover program – Brad to obtain and provide to Bill Pots and the Board.
- All pepper trees trimmed to be billed at \$50.00 per tree per contract. Brad to verify.
- Removing dirt buildup at the entrance to the stable area.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

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

CONSENT CALENDAR:

The consent calendar was approved as follows:

- Regular Meeting Minutes of the February 10, 2015
- Financial Statements of February 2015
Financial & Bank Statements reviewed at AMSS by the following representatives
Treasurer – Charlie Blank, Community Manager – James Parsons,
& AMSS Accountant – Linda Marruffo
There is \$201,114.30 in Operating and \$805,163.55 in Reserves as of 1/31/2015

COMMITTEE REPORTS:

Architectural – Mr. Blank informed the membership.

Equestrian – No update

Financial – The HOA is better than budget for the year.

Tennis Court Committee – No report

OPEN FORUM:

The following issues were discussed in open session:

- Offering a free professional photo session to members by a homeowner

OLD BUSINESS:

GOVERNING DOCUMENT UPDATE:

The Board will be working on the re-write in the next few months. A special meeting may be needed to complete the review and send to the attorney for final revisions prior to being mailed to all members for comment / approval.

ANDRE REMOVAL TURF PROPOSAL:

The Board approved the proposal to remove turf per plan at a cost of \$18,300
M/Potts S/Friel Opposed/Vanderwerff

NEW BUSINESS:

Landscape Proposals:

The Board tabled all additional proposals provided by Andre Landscape.

Tree Trimming Applications:

The Board reviewed the applications. No action was required at this time.

Architectural Applications:

The Board reviewed the current applications. No action was required by the Board.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:30 P.M.
Next Meeting scheduled for April 14, 2015 @ 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 10, 2015 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____