

CARBON CANYON I

Homeowners Association

Regular Meeting

March 12, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday March 12, 2013 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

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

PRESENT:

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

Present: Jim Parsons was present representing Association Management & Support Services, Inc.

Andre Landscape –Andre Landscape attended to discuss current activity and proposals. Andre will be installing a new Smart Controller Type system at no cost the HOA to see if the system could help the HOA save water costs. After 1 year the subscription costs would be \$20.00 per month per controller if the HOA decided to keep the system.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Contract Matters
- Legal Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the January 8, 2013.
- Financial Statements of January 2013
M/Blank S/Friel (unanimous)

COMMITTEE REPORTS:

Architectural – There were 2 additional applications approved in the past month. The board also agreed to review all applications reviewed by the Architectural Committee prior to issuing a final decision to members.

Equestrian- There was a report of gopher activity in the stable area around 24,25,27. There is the possibility of a new horse coming to the stables. City inspection was completed by the City. The stalls do need cleaned up a little.

Financial – The association is over budget for the month due to tree trimming costs.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Mr. Orsburn attended the open meeting regarding the slope between his property 2028 & 2040 in which they had paid to remove two trees in the past and somehow two new trees were planted by the adjacent homeowner at 2040. Mr. Orsburn requested a reimbursement for the tree removals in the past.

The Board advised the owner they have reviewed the issue and that the board would be doing one of the following: HOA to pay for Trimming, Topping, or Removal of the trees subject to them reviewing the location again. The matter was carried over.

OLD BUSINESS:

Restating of CC&Rs – The Board carried over the CC&R / By-law restatement & Rules Review. Management to try and schedule the legal review prior to the next regular meeting at the clubhouse with the attorney . 4:00 PM at the clubhouse.

Association Rules Update / Review – The board has drafted updated rules for the clubhouse, Pool, Tennis Courts and Equestrian Center. The drafted rules review was carried over.

Restroom Upgrades – The proposals were carried over. The board is awaiting a copy of the handyman's bid.

Pool & Janitorial Proposals - Carried Over

Clubhouse Windows Proposals - The Board carried over the matter for one additional bid.

NEW BUSINESS:

Landscape Proposals

Approved:

- 81505 - \$2090
- 83866 - \$625
- 87931 - \$255
- 83867 - \$3200
- 87824 - \$400.00 & \$450.00 @ 2102-2010 Turquoise
- 87824 - 2408 Turquoise for \$3000 / On Hold
- 84407 - \$280 Special Maintenance Assessment
- 84933 - \$1137
- 84935 - \$2306

Tree Trimming Applications:

None to Approve.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:15 P.M.

Next Meeting scheduled for April 9, 2013 @ 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 12, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____