

CARBON CANYON I

Homeowners Association

Regular Meeting

March 10, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, March 10, 2009 at the community clubhouse. The meeting was called to order at 7:08 P.M.

QUORUM:

Directors present: President- Charlie Blank , Vice President- Larry Keller, Treasurer- Jesse Cunningham, Brian Howard- Member at Large and Secretary – Kris Bakke

Present: Cybil Harvey, CCAM Association Management & Support Services, Inc.

CONSENT CALENDAR

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the February 2009 meetings and the February 2009 financial statements.

COMMITTEE REPORTS

Architectural- There were no applications submitted since the prior meeting.

Equestrian- There were no additions or removals since the prior meeting.

Landscape- It was noted that the tree trimming requests would be handled at the Board meetings.

Financial- It was noted that as of February 28, 2009 the association was \$4,000 over budget.

NEW BUSINESS:

2008 Audit Draft- Tabled to April, due to equestrian funds not clearly separated.

Collection Matters- A motion was made, duly seconded and unanimously approved to impose liens on the delinquent accounts parcel numbers 101-181-03 & 1031-151-22.

Landscape Proposals- Management was directed to place bids for landscape maintenance on the agenda due to the fact that Total Landscape had been sold. Proposals were reviewed and the matter was tabled pending Total Landscape contract review.

Patrol Proposals- Charlie presented a proposal to the members present and advised that a full service patrol would cost each homeowner \$10-\$12 per month. The matter was brought up as an information agenda item only.

RV Parking- Brian addressed the Board and members present about the possibility of adding an RV park at one of the equestrian facility. It was reported that the City would require approval through the engineer and also the process would be very expensive to the Association. The Board deemed this item unrealistic at the current time and the matter was deemed resolved.

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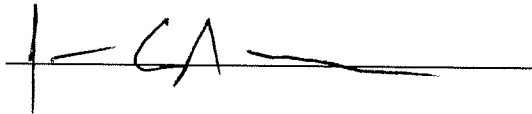
Tree Trimming- Charlie took this time to explain the reporting process of tree trimming to the members present. He informed the members that they are to contact AMSS for a reporting for and the matter would be added to a future agenda.

MEMBERS OPEN SESSION:

Web-site, pest control, documents, lien process, unauthorized equestrian flyer, Minutes, restrictive parking on Cinnabar, muddy slopes, tree trimming request, lighting issue with neighbor, enforcement of documents, foreclosed homes, Board process, trail restoration and bidding process.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 8:30 PM

Secretary: 

Date: 5/12/09