

CARBON CANYON I

Homeowners Association

Regular Meeting

April 9, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday April 9, 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. Numerous proposals were provided for the boards review and approval.

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
- Review of Governing Documents with Legal Counsel

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the March, 2013
- Financial Statements of March 2013
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – There were several applications for the board to review. Members will be sent the decision of the board. There are currently 5 applications pending.

Equestrian- There are 17 stalls rented with 13 horses and 3 trailer spaces.

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

Tennis Court Committee – It was reported that the tennis courts need attention as there are some locations where rust is showing through the cement surface. There are some trees that need checked as they are dropping on the courts and the lights at the Feldspar court are not working. The timer on the clubhouse court s sticking and needs checked / repaired. It was also suggested a squeegee would be beneficial for the courts.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Mr. Potts reported 2 trees on the top of the slope next to his home had trees removed which were approved by the board in prior years. Mr. Potts to provide a copy of the written agreement regarding the issue. Mr. Potts also advised the board he can get solar installations at wholesale prices.
- Diversion of drainage on a slopes not currently being maintained by Andre Landscape.
- Sidewalks having weeds in the cracks.

- Suggestion to plant color around the rocks at the entrances.
- Pepper Trees in previously trimmed by the prior landscaper on a yearly basis have not been trimmed in last 1 1/2 years.
- Turf not looking as green as prior years.
- Question on drainage to an owners property and dry brush in the owners backyard. Chico agreed to look at the location again as this location was previously evaluated, and report back to the board on any recommendations.
- Slope behind Rafael's home needs maintained by Andre as its overgrown.
- The process of removing oak trees was discussed.
- The owner of 2816 Olivine attended to discuss the slope at the front of her home (Tenant Occupied) claiming she had been advised by tenants they would take care of the landscape issue. The Board will check the location on the next inspection to verify if there is still a problem.

OLD BUSINESS:

Restating of CC&Rs – The Board has met with legal counsel to complete the final draft that will be sent to all homeowners. The drat should be available before the next meeting. Carried over.

Association Rules Update / Review – The board reviewed the rules with legal counsel. The rules were carried over.

Restroom Upgrades – The proposals were carried over until July.

Pool & Janitorial Proposals - Tabled.

Clubhouse Windows Proposals - Carried over.

NEW BUSINESS:

Landscape Proposals

Monument Color Planting

The Board approved the color planting at the entrances.
M/Blank S/Baca

- #89143 - Approved
- #89142 - Approved subject to Andre discussing with Julie (Opposed / Baca)
- #89074 - Approved
- #89081 - Approved subject to Julie review with Andre
- #89083 - Approved subject to Julie selecting style of lighting
- #89090 - Approved
- #89087 - Approved

Tree Trimming Applications:

- 15424 Turquoise - Approved & Signed
- 2545 Turquoise - Approved & Signed
- 1961 Turquoise - Approved & Signed
- 2387 Turquoise - Approved & Signed
- 1996 Turquoise - C/O
- 2434 Turquoise - C/O
- 2464 Sandstone - Approved - Owners Responsibility

Architectural Applications:

- 15603 Obsidian - Solar Documents Pending
- 2517 Turquoise - Approved M/Blank S/ Friel
- 15537 Rhyolite - Approved M/Blank S/ Calderon
- 2387 Turquoise - Approved M/Blank S/ Friel
- 1933 Turquoise - Approved by Committee

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:45 P.M.

Next Meeting scheduled for May 14, 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 April 9, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____