

CARBON CANYON I

Homeowners Association

Regular Meeting

April 10, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday April 10, 2012 at the community clubhouse. The regular meeting was called to order at 7:07 P.M.

PRESENT:

Directors present: President - Charlie Blank, Treasurer – Julie Calderon, and Member at Large- Meta Vanderwerff.

Absent: Vice President – Darlene Baca, Secretary – Elizabeth Friel.

Present: Jim Parsons - Association Management & Support Services, Inc.

Andre Landscape –Representative's from Andres attended to report on the landscape work within the community.

Denise Nichols – Mrs. Nichols attended to discuss the pool monitor service. She needs 5 master keys. Monitors will work at \$9.00 per hour from Memorial Day to Labor day.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies
- Payment Plan Request
- Edison Reimbursement Legal Correspondence
- Brickman Legal Contract Dispute Matter
- Violation Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the March 13, 2012
- Financial Statements of March 2012
M/Blank S/Caldaron (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Landscape – Several Representatives including the owner of Andre Landscape provided a detailed report on the current landscape issues / proposals. They are working on a 3 year tree trimming plan. Andres was asked to rake vs. using blowers at the stable area to cut down on noise which annoys the horses. Andres will work on a credit for tree trimming / removals with Mrs. Caldaron.

Equestrian- Mr. Blank met with the committee. Repairs are in process and financials look good.

Financial – The association is better than budget for the month of March.

Facilities – No report

Tennis Court Committee – Proposals for resurfacing were presented to the board along with a report on the recommended vendor.

MEMBERS OPEN FORUM:

No Comments.

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OLD BUSINESS:

Restating of CC&Rs – The revision of the CC&R's for the community is in process. The Board will have an executive meeting to review and discuss the recommendations of Legal Counsel.

Association Rules Review – The Rules and Regulations of the community have been reviewed by the board. The rules will also be reviewed by the association's legal counsel before distribution to members.

Tennis Court Resurfacing – The Board approved the proposal to resurface the tennis courts in dark blue / single color.
M/Blank S/ Vanderwerff

Tennis Court Wind Screen Replacement – Approved

Tennis Court Bench Replacement – Approved

NEW BUSINESS:

Pool Monitor Review –Denise Nichols will be starting Pool Monitor Services as of Memorial Weekend.

Schonwitz Draft Audit – The board reviewed the draft audit. It is being revised for the boards final review and approval. The Audit will be presented at the next meeting.

Asphalt Repair Proposals – Carried over.

Landscape Proposals

72113 – Proposal approved & completed

73029 – Proposal approved

72455 – Proposal approved

72453/72451-A – Proposal approved

72449 – Proposal approved

M/Blank S/Caldaron

Insurance Renewal – The Board reviewed and approved the insurance renewal. The Board authorized increasing the Fidelity Bond the \$750,000 per the Insurance Companies recommendation and FHA requirements to cover all reserve funds. In addition, the board approved covering board members and committee members under the workers comp policy. M/Blank S/Calderon

Lien Authorization – TS# 2012-1469: The Board Tabled the lien due to a pending payment plan request.

Lien Authorization – TS# 2012-1470: The Board tabled the lien based on owners response to pay past due assessments.

Tree Trimming Applications – Carried over.

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 8, 2012 @ 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 10, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____