

**CARBON CANYON  
HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
MINUTES  
April 10, 2018**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on April 10, 2018 at the Community Clubhouse.

**EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters

**REGULAR MEETING CALL TO ORDER:**

The regular meeting was called to order at 7:07 P.M.

**CC&R AND BYLAWS REINSTATEMENT:**

Owners had been given a deadline to submit their ballots by April 10, 2018. As of today's date there are 199 ballots that have been submitted. The Board will discuss at their May meeting if they want to try and walk the neighborhood to see if they can get owners to submit their ballots.

**PRESENT:**

**Directors Present:**

Vice President – Bill Potts

Secretary – Elizabeth Friel

Treasurer – Charlie Blank

Member at Large – Meta Vanderwerff

**ABSENT:**

President – Darlene Baca

Trisha Maza was present representing Association Management & Support Services, Inc

**APPROVAL OF MINUTES:**

The Board approved the Regular Minutes of March 13, 2018.

M/Blank S/Friel

**REVIEW OF FINANCIALS:**

The Board reviewed the financials of March 2018. It was discussed that the dues would most likely need to be increased due to the rising water costs.

Motion was made to transfer \$71k from the Opus account and deposit into the Sunwest reserve account.

M/Blank S/Potts Motion passed unanimously

**OPEN SESSION:**

Two (2) members attended the meeting.

### **LANDSCAPE REPORT:**

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. Jesus advised the Board that the crew has started on the weed abatement throughout the community and that he is expecting the abatement to be completed by the 2<sup>nd</sup> week of May. Jesus advised that the slope at the Feldspar entrance has been completed.

The Board discussed some trees that are across from 15290 Turquoise. Approval was given to Jesus to have the trees trimmed and remove any volunteer trees. Approval was NTE \$1500.00. M/Potts S/Blank

### **COMMITTEE REPORTS:**

**Architectural** – There were two (2) architectural applications that were submitted this month, both were approved.

**Equestrian** – There are currently 24 stalls being rented out.

**Tennis Court Committee** – Nothing new at this time.

**Pool Committee** – Pool monitors for summer have all been hired. They will start monitoring the pool Memorial Day weekend and will monitor the pool through Labor Day. The Board Treasurer will speak to the monitors about safety and attendance. The pool heater will be turned on May 1<sup>st</sup>, no exceptions.

**Landscape Committee** – El Sol completed a report in open session.

### **NEW BUSINESS:**

- El Sol Landscaping Proposal #: 32218643 – Approval to trim a Eucalyptus tree M/Blank S/Friel
- El Sol Landscaping Proposal #: 32218649 – Approval to remove a large Oak tree branch that had fallen. M/Blank S/Friel
- El Sol Landscaping Proposal #: 32718142 – Approval to install new annual color M/Blank S/Friel
- El Sol Landscaping Proposal #: 4318124 – Bid to repair irrigation at equestrian center denied.
- El Sol Landscaping Proposal #: 4318127 – Approval to install a sidewalk at the clubhouse parking lot.
- 1 Stop Pool Pros Proposal for the annual heater maintenance was approved unanimously. M/Blank S/Friel
- Armstrong/Robitaille/Riegle Insurance Proposal was approved unanimously. M/Blank S/Vanderwerff

### **ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:45 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, 2018 as approved by the Board Members in attendance at the meeting.

Secretary Signature: Elizabeth Z. Friel

Date: 5-8-18