

# CARBON CANYON I

## HOMEOWNERS ASSOCIATION

**Regular Meeting**

**April 12, 2016**

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, April 12, 2016 at the Community Clubhouse.

### **REGULAR MEETING CALL TO ORDER:**

The regular meeting was called to order at 7:04 P.M.

### **MINUTES:**

The regular session minutes from the prior meeting, held on March 08, 2016, were approved with no corrections. Unanimous Board approval.

The regular session minutes from the prior meeting, held on March 14, 2016, were approved with one correction that Meta Vanderwerff was in fact present. Unanimous Board approval condition to those changes.

### **PRESENT:**

**Directors present:** President – Darlene Baca, Vice President – Bill Potts, Member at Large - Meta Vanderwerff, Secretary - Elizabeth Friel and Treasurer – Charlie Blank

Viki Valenzuela was present representing Association Management & Support Services, Inc

### **EL SOL LANDSCAPE REPORT:**

Jesus was present to discuss any concerns the Board or homeowners might have. Homeowner in the audience requested to know status of the Pine Tree that was dedicated to a prior/passed homeowner. Landscape looked at the tree and he stated that the tree is still showing signs of life and given that the tree is a dedication tree the Board is willing to wait and see if the tree comes back. Tree might look off due to current drought.

2494 Turquoise – homeowner's concerns regarding his email sent to the Board. Board stated they were aware of his requests. El Sol stated that the irrigation was off due to rain. El Sol is working on grass and is going to work on the rest of his request. El Sol recommending removing his tree. Pepper trees need to come out as well. The roots of the trees are lifting his fence and pavers. El Sol to send a bid on removal of the trees and Board will review, however, Board approves at meeting for the removals to proceed; Board just wants to see pricing.

### **HOMEOWNERS FORUM:**

None at this time. Discussion was mostly in Landscape Report.

### **EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Encroachment Issues

### **FINANCIAL REVIEW:**

Financial & Bank Statements reviewed at AMSS by the following representatives

Treasurer – Charlie Blank & AMSS Accountant – Linda Marruffo and Manager Viki Valenzuela.

Charlie stated the Community is still in very good shape. The Community is in the positive and water was way under. Reconciliation of the March 2016 financials was unanimously approved by the Board pending financial audit.

### **COMMITTEE REPORTS:**

**Architectural** – 15306 Turquoise was present at the meeting to request approval to re-paint home with same colors. Board unanimously approved. One (1) Solar application and One (1) front yard application was approved by the committee outside of the meeting.

**Equestrian** – Stalls are in good shape and we have more rentals coming in.

**Tennis Court Committee** – No Committee member present. Nothing to discuss.

**Pool Committee** – Everything is good, however, they did note some kids inside the clubhouse that were not supposed to be there. Board requested that Committee send management the report via email.

**Landscape Committee** – El Sol report is stated above under El Sol Landscape Report. No other reports were made.

### **HOMEOWNER REQUESTS:**

- Owner request to rent clubhouse for a “paint-night.” Board discussed and unanimously approved under the condition that Owner sign a written agreement that he or she will be held fully responsible should any paint or damages occur to the clubhouse interior. All furniture and floors must be covered with plastic to keep from damage.
- 1947 Turquoise Cir - Owners concerns regarding landscape on their slope and possible safety concerns with share driveway. Board discussed and asked that Management inform owner that the landscape will be addressed and put on El Sol’s rotation to be cleaned-up as that is all that is needed. Homeowner is responsible for their own driveway, if owner is interested in installing some type of retaining wall, then they are free to do so under the condition that they submit an architectural application for approval before any work starts. Management to send them a letter.
- Owner’s concerns regarding neighbor running a business out of their home garage. Board reviewed the materials and asked that Management inform owner that the Association will contact City Code Enforcement, however, they need to contact them as well to document. In addition, please let owner know that we will send a letter to the neighbor regarding all concerns listed in their emailed report.

**NEW BUSINESS:**

1. Management to contact Pest Management – have them contact El Sol (Jesus) so that El Sol can let them know where they are seeing gophers.
2. Contact Denise (pool committee) to start the Pool Monitor Program.
3. Have Pool Company turn on the pool heater May 16<sup>th</sup>, 2016. Heat to 78 to 80 degrees and keep heated until October 1<sup>st</sup>, 2016.
4. Inform Pool Company that the Pool Skimmer is broken and needs replacement.
5. Pool Committee – Board unanimously approved for them to keep Clubhouse key.

**ARCHITECTURAL APPLICATIONS:**

None for review at this time. See Architectural Committee notes above.

**PROPOSALS:**

- Proposal Dated April 1st – Reserve Data Analysis (RDA) – Reserve Study 2016 – Board unanimously approved.
- Proposal No. 4616246 – Annual Color change at Main Entrances – 45- Flats – Board unanimously approved.
- Bid Dated March 30, 2016 – 1-Stop Pool Pros – DPD Test Kit required by Health Department - Board unanimously approved.
- Bid Dated March 24, 2016 – Armstrong, Robitaille, and Riegle – 2016-2017 Insurance Policy - Board unanimously approved.

**OLD BUSINESS:**

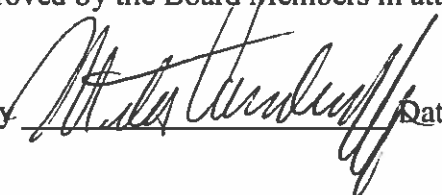
None at this time.

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 8:30 P.M. Next Meeting scheduled for May 10, 2016 following executive session.

**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 12, 2016 as approved by the Board Members in attendance at the meeting.

Secretary  Date 5/19/16