

CARBON CANYON I

Homeowners Association

Regular Meeting
May 8, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday May 8, 2012 at the community clubhouse. The regular meeting was called to order at 7:19 P.M.

PRESENT:

Directors present: President - Charlie Blank, Treasurer – Julie Calderon, and Member at Large- Meta Vanderwerff, Vice President – Darlene Baca, Secretary – Elizabeth Friel.

Present: Jim Parsons and Eric Parsons were present representing Association Management & Support Services, Inc.

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

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies
- 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 April 10, 2012
- Financial Statements of April 2012
M/Blank S/Friel (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Equestrian- Mr. Blank advised that a new larger concrete pad has been approved to accommodate larger horses.

Financial – The association was over budget for the month of April.

Facilities – No report

Tennis Court Committee – No Report

MEMBERS OPEN FORUM:

Owners were present to address the Board on various issues in the community including weeds on the trails, where to obtain keys, the new equestrian pad, and car break ins.

OLD BUSINESS:

Restating of CC&Rs – The revision of the CC&R's for the community is in process, and were tabled for discussion at the next Board meeting.

Association Rules Review – The Rules and Regulations of the community were tabled for discussion at the next Board meeting.

NEW BUSINESS:

Schonwitz Draft Audit – The board reviewed the draft audit and tabled the draft for review during a special executive meeting to make the necessary corrections that are needed prior to it being approved.

Asphalt Repair Proposals – Tabled for review at the next Board meeting.

Landscape Proposals

64963 - Tabled

Key Distribution (New Owners without Keys –

The Board discussed adding an additional \$150.00 Charge to escrow to cover the cost of new pool/tennis court keys for new members. After discussion the new charge was approved.
M/Blank S/Calderon

Tree Trimming Applications –

2454 – Owner withdrew this request

2544 – Tabled for determination of responsibility

2513 – Tabled for determination of responsibility

2525 – Determined not to be necessary. (Tree will be trimmed in the future if necessary to prevent a hazard)

2525 – Tabled for inspection by arborist

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:40 P.M.

Next Meeting scheduled for June 12, 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 May 8, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____