

**CARBON CANYON**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**May 8, 2018**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on May 8, 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 7:01 P.M.

**CC&R AND BYLAWS REINSTATEMENT:**

As of today's date there are still 199 ballots that have been submitted. The Board discussed doing another mailing to the owners who have not submitted a ballot. Management to address a letter directly to the owners and send the letters and ballots in a bright envelope to help get the owners attention.

**PRESENT:**

**Directors Present:**

President – Darlene Baca

Vice President – Bill Potts

Secretary – Elizabeth Friel

Treasurer – Charlie Blank

**ABSENT:**

Member at Large – Meta Vanderwerff

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

**APPROVAL OF MINUTES:**

The Board approved the Regular Minutes of April 10, 2018.

M/Friel S/Baca

The draft copy of the audit for year-end 12/31/17 was approved. M/Blank S/Friel

**REVIEW OF FINANCIALS:**

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

**OPEN SESSION:**

One (1) member 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 weed abatement has been completed. He also advised that the turf rebates are supposed to come back in July. Jesus advised that there are two Pine trees at 15558 Rhyolite that need to be removed. Motion was made to remove them for an amount NTE \$3000.00. M/Blank S/Baca

The Board discussed the current budget for planting the slopes every month and a motion was made and passed unanimously to increase the amount spent every month to \$2500.00. M/Potts S/Blank

**COMMITTEE REPORTS:**

**Architectural – None**

**Equestrian –** There are currently 19 stalls being rented out as of mid-May.

**Tennis Court Committee –** Management to contact the locksmith, both locks at the tennis court off of Sandstone Court are not working properly.

**Pool Committee –** No new updates. Pool heat was turned on May 1<sup>st</sup>.

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

**NEW BUSINESS:**

- Hernandez Upholstery Estimate dated 4/14/18 – Approval to reupholster the clubhouse furniture was approved. Management given a NTE amount of \$2000.00. M/Baca S/Blank
- Reserve study proposals were reviewed and approved for a study without a field inspection. M/Blank S/Friel
- Management to get bids to paint the monument entrances.
- Manager advised the Board that she would be on vacation for the July meeting, Management will have another manager cover the July 2018 meeting.

**ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:55 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, 2018 as approved by the Board Members in attendance at the meeting.

Secretary Signature: Elizabeth L Friel

Date: 6-12-18