

# CARBON CANYON I

## Homeowners Association

### Regular Meeting

### May 10, 2011

#### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, May 10, 2011 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

#### **PRESENT:**

**Directors present:** Vice President- Kris Bakke, Treasurer – Larry Keller, Secretary –Charlie Blank & Member at Large- Darlene Baca

**Absent:** President – Steve Oskey was not present due to his resignation.

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

#### **EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues:

- Approval of April 12, 2011 Minutes
- Compliance issues
- Legal Matters
- Delinquencies

#### **APPOINTMENT OF DIRECTOR:**

The board appointed Julie Calderon to fill the vacant director position.  
M/Blank S/Bakke (unanimous)

#### **CONSENT CALENDAR:**

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

- Minutes of the April 12, 2011 Regular Meeting
- Financial Statements of April 2011  
M/Baca S/Bakke (unanimous)

#### **MEMBERS OPEN FORUM:**

The following issues were discussed in open session:

- Outside Lighting Issues regarding 2539 Turquoise Circle. This issue will be discussed in Executive session.
- Annual National Night Out - Safety Event. Melodi Ramquist would like to coordinate the event and send flyers to members regarding the event. It is scheduled for August 2<sup>nd</sup> 2011. Ms. Ramquist will organize a committee and provide flyers to be mailed out in the statement.

#### **COMMITTEE REPORTS:**

**Architectural-** Jesse reported everything is up to date from management.

**Equestrian-** People are dumping in the trash bins which is impacting the existing containers. There is an issue with holding harmless the trash company for any damages to the asphalt / property. This is being evaluated to see if absolutely required to obtain the additional service day.

**Landscape-** There are a few tree trimming applications in process.

**Financial-** Larry reported the Association is \$5,000 budget for the month and \$11,000 under for the year.

**Facilities-** No Report.

**CARBON CANYON I  
Homeowners Association  
Regular Meeting  
May 10, 2011  
Page 2**

**OLD BUSINESS:**

**Rewrite of CC&Rs** – The board reviewed the “Draft” Opinion Poll provided by management. The issue of having the CC&Rs / By-Laws reviewed and re-written so they are updated to current Civil Code and applicable laws was carried over.

**Tree Trimming Requests:**

**TLC ESTIMATES:**

Estimate #5523 – Approved M/Blank S/Keller (unanimous)  
Estimate #5746 – Approved M/Blank S/Keller (unanimous)  
Estimate #5831– Approved M/Blank S/Keller (unanimous)  
Estimate #5816 – Tabled  
Estimate #2351– Tabled Affordable Bid as the board approved TLC to do the work  
Estimate #5760 – Approved M/Blank S/Baca (unanimous)  
Estimate #5677 – Ratified as completed already M/Bakke S/Blank (unanimous)

**2011 Year-End Reserve Study:**

The board reviewed the proposals by RDA who has been doing the reserve studies in the past. The board requested some additional bids to compare pricing.

**Edison Reimbursement Claim:**

The claim by the association has been denied. However, due to the hard work by Mr. Keller, he was able to obtain reimbursement of \$340.00 which the association should receive soon. No action was required by the board.

**Appointment of Temporary Landscape Chairperson:**

Elizabeth Friel was appointed to serve as the temporary Landscape chairperson due to Mr. McClanahan’s being out of town for an extended period of time. M/Blank S/Baca (Unanimous)

**Tree Trimming Requests:**

**15371 Feldspar** – The approval to remove a large Ash Tree behind the residence was approved as there were no objections or response from the neighbors M/Blank S/Baca (Unanimous)

**2465 Turquoise** – The board approved trimming of the pine trees on the south side of the home and removal of several pine trees at the owners shared expense. M/Blank S/Baca (Unanimous)

**2186 Turquoise** – The board approved trimming of the large Pepper Tree that hangs over the roof of the home. A proposal will be requested for the work. M/Blank S/Baca (Unanimous)

**Director / Officer Appointments:**

The board approved the organizational changes as follows:

President:	Charles Blank
Vice President:	Chris Bakke
Treasurer:	Julie Calderon
Secretary:	Darlene Baca
Member @ Large:	Larry Keller

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 8:00 PM

Next Meeting scheduled for June 14, 2011 @ 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 10, 2011 as approved by the Board Members in attendance at the meeting.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

DRAFT