

CARBON CANYON I

HOMEOWNERS ASSOCIATION

Regular Meeting

May 10, 2016

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, May 10, 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 April 12, 2016, were approved with no corrections. Unanimous Board approval.

PRESENT:

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

Absent: Secretary - Elizabeth Friel

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 with landscape. No concerns were reported at that time. Jesus informed the Board that the tree trimming was moving along and he expects to be completed before next meeting. Landscape is on schedule, although it is going to take some time to get the place cleaned up but they are working hard in the community replacing plants, sprinklers, etc.

HOMEOWNERS FORUM:

None at this time.

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 again this month. Landscape is in the red but that is due to all the turf removal and smart controller installation. We will receive rebates back for both those items and by the end of the year everything should even out. Reconciliation of the April 2016 financials was unanimously approved by the Board pending financial audit.

COMMITTEE REPORTS:

Architectural – One (1) front yard application, one (1) solar application, one (1) exterior paint, and one (1) metal fence was approved by the committee outside of the meeting.

Equestrian – Stalls are in good shape; we have about 18 to 19 stalls rented at this time. Six (6) stalls are being rented by outside community owners.

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

Pool Committee – Everything is good and on schedule for summer. Pool monitors are in place. Pool skimmer net needs replacement, please have pool company take care.

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

HOMEOWNER REQUESTS:

- None at this time.

NEW BUSINESS:

1. Board discussed and approved Sign Depot to install trail signs that state something like “Please no horses” so that people stop using the walking trails as horse trails.
2. Follow-up with Wayne (Attorney) on CC&R rewrite.
3. AMSS to follow-up on easement agreements with 2050 Halite and 15337 Cinnabar.

ARCHITECTURAL APPLICATIONS:

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

PROPOSALS:

- Proposal No. 42016757 – El Sol – 2513 Tree Trimming Request – Board unanimously denied as the request was for view purposes. The HOA does not approve trimming based on view purposes. Send letter to owner that if they want to pay for the trimming themselves the Board will approve, however, the HOA is not going to trim the trees for view.
- Proposal No. 42716617 – El Sol – 2498 Turquoise shrub removal request for safety – Board unanimously approved.

- Proposal No. 42716556 – El Sol – 25628 Obsidian – tree removal and trim request – 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 8:00 P.M. Next Meeting scheduled for June 14, 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 May 10, 2016 as approved by the Board Members in attendance at the meeting.

Secretary  Date 5-14-16

