

CARBON CANYON I

Homeowners Association

Regular Meeting

May 12, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, May 12, 2009 at the community clubhouse. The regular meeting was called to order at 7:05 P.M.

PRESENT:

Directors present: President– Darlene Baca, Vice President- Brian Howard, Secretary / Treasurer - Jesse Cunningham, Member at Large – Kris Bakke, and Member at Large- Larry Keller

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

EXECUTIVE MEETING DISCLOSURE:

The Board had a conference with Pete Racobs / Legal Counsel regarding tree trimming and implementing a resolution to form an executive committee to deal with all tree trimming issues. Re-assignment of director positions were are discussed and completed at the executive meeting.

CONSENT CALENDAR:

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the April 14 2009 meeting and the April 2009 financial statements. MHoward S/Bakke (Unanimous)

COMMITTEE REPORTS:

Architectural- No report

Equestrian- Mr. Howard reported the rodent problem in the area is heavy so he will call for more traps to be installed by pest control.

Landscape- Mr. Bakke and Mr. Potts reported the fire Marshall has inspected the area and the association has been cleared. Both committee members will meet every 2 weeks to develop a tree trimming plan / scope of work that can be sent to several tree companies for proposals.

The option of automatic sprinkler sensor system was discussed (Smart System) and additional research is being completed by Mr. Potts and Bakke on this system. They will report back to the board on possible options.

The committee is completing a scope of work for tree trimming / maintenance that will be given to three tree companies for bidding purposes in the next two weeks.

The committee is looking at new replacement plants for the slopes which will be presented to the board for approval.

Financial- It was noted that as of April 31, 2009 the association was \$600 over budget. Mr. Cunningham recommended moving reserve funds to high quality bonds at 4% plus vs. 1% available in the money market account. The accounts would be insured or municipal type 15-20 year maturity triple A rated.

Board approved moving up to \$280,000 into the recommended investments suggested by Mr. Cunningham. M/Howard S/Bakke (Unanimous)

NEW BUSINESS:

Request to Authorize Lien #34199

The Board approved filing a lien on 34199
M/ Cunningham S/Howard (Unanimous)

Tree Trimming Removal Request

The Board reviewed the proposal by Total Landscape at \$200 for removal of a pepper tree behind 2028 Turquoise Circle. It was agreed that the request needed to go through the management process. Therefore the application and proposal will be logged and forwarded to the committee for review.

M/ Cunningham S/Howard (Unanimous)

Tree trimming Removal at 2475 Turquoise Circle

The Board denied the request to remove the 4 trees behind the tennis courts but and requested the owner submit a request through the tree trimming committee if that is something they still would like to consider.

M/Howard S/Cunningham Opposed-Bakke & Keller

Management will send a denial letter with tree trimming resolution.

Tree Trimming Request at 2264 Olivine Dr.

The owner requested the pepper tree be trimmed on the back slope as it makes a mess on the patio. Management will refer the request to Total as this appears to be a routine maintenance request.

Reserve Study Proposal

The Board carried over the proposal pending completion of the slope evaluation report.

Slope Maintenance Evaluation

Mr Cunningham is handling the proposals / coordination of the Slope Evaluation Report.

Property Inspection Process

Management will complete the monthly inspections and forward the report to the board. If approved the letters will be generated and mailed out. Management will obtain the April Inspection Report completed by the previous manager.

Fire Issues / Report

The Landscape Committee reported the City Fire Marshall had cleared the associations common areas for weed clearance.

Tree Policy

The Board discussed and it was agreed that all routine tree maintenance issues can be evaluated by the landscaper and if determined to be part of routine maintenance, the work can be completed.

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Total landscape to inspect for reasonableness as a normal maintenance item prior to requesting owner submitting a formal tree trimming request form and going through the formal submittal procedure. If the work requested is not normal maintenance management should be advised so the owner can be requested to submit the formal application.

Feb/March Minutes

Management will post the approved minutes to the associations web-site

15621 Obsidian Court Request to Remove Slope Ground Cover

Mr. Bakke agreed to look at the slope and report back to the board on what needs done on this slope.

Pool furniture

The board discussed the need to replace the pool furniture. Management will send the board information on Seabreeze Pool Furniture. Mr. Howard will research some options for the boards consideration and approval.

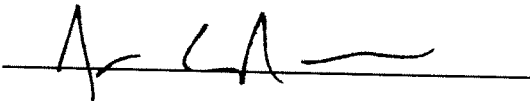
MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Changing of the boards officers positions without all members being in attendance
- Qualifications of the new President – Qualifications were discussed.
- Request for a letter to all owners regarding a rumored law suit on tree matters. Members present were advised that the board is not aware of any such pending lawsuit.
- Request for a doggie park in the community with plastic doggie stations.
- Possible bird sanctuary in common areas.
- Robert Rules

ADJOURNMENT:

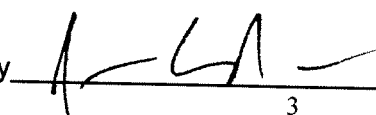
There being no further business to conduct at this time; the meeting was adjourned at 8:20 PM

Secretary: 

Date: 7/14/09

SECRETARY CERTIFICATION

I Jesse Cunningham, appointed Secretary of The Carbon Canyon Homeowners Association, do hereby certify 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 12, 2009, as approved by the Board Members in attendance at the meeting.

Secretary  Date 7/14/09