

CARBON CANYON I

Homeowners Association

Regular Meeting

June 12, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday June 12, 2012 at the community clubhouse. The regular meeting was called to order at 7:10 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
- Pool Rules
- Edison Reimbursement
- Violation Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the May 8, 2012
- Financial Statements of May, 2012
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Equestrian- Mr. Blank advised that a new larger concrete pad has been approved to accommodate larger horses, and also advised that the trees in the center were trimmed and a horse was recently injured from a hanging rain gutter caused by vandalism.

A motion was made to have the owner who installed the lights at the equestrian center have them removed upon the departure of her horse from the center.

M/Blank S/Baca (unanimous)

Financial – The association was \$2,085.00 under budget for the month

Facilities – No report

Tennis Court Committee – One of the Tennis Courts was recently re-surfaced.

MEMBERS OPEN FORUM:

Owners were present to address the Board on various issues in the community including architectural modification forms, where to obtain keys, pool furniture, and Association guidelines.

OLD BUSINESS:

Restating of CC&Rs – The Board will schedule a special meeting prior to meeting with the Association’s legal council to discuss the CC&R / By-law restatement.

NEW BUSINESS:

Schonwitz Draft Audit – Ms. Calderon advised that the Audit will be ready soon.

Reserve Study Proposals – Tabled for clarification and review at the next Board meeting.

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

Landscape Proposals

- 75387 – Approved
M/Friel S/Calderon (unanimous)
- 75393 – Tabled
- 75394 – Approved
M/Calderon S/Blank (unanimous)

Equestrian Tractor Purchase Option / Cost – Tabled

Tree Trimming Applications –

- 2544 – Completed
- 2513 – Completed
- 2525 – Completed

Cement Tripping Hazard -

A motion was made to have Mark fix the cement tripping hazard in the common area, not to exceed \$400.00
M/Calderon S/Blank (unanimous)

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:30 P.M.

Next Meeting scheduled for July 10, 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 June 12, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____