

CARBON CANYON I

Homeowners Association

Regular Meeting

June 14, 2011

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, June 14, 2011 at the community clubhouse. The regular meeting was called to order at 7:07 P.M.

PRESENT:

Directors present: President - Charlie Blank, Treasurer – Julie Calderon, Secretary – Darlene Baca, & Member at Large- Larry Keller.

Absent: Vice President- Kris Bakke

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

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Compliance issues
- Legal Matters
- Delinquencies

CONSENT CALENDAR:

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

- Minutes of the May 10, 2011 Regular Meeting
- Financial Statements of May 2011
M/Baca S/Blank (unanimous)

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Unusual selection of colors being approved for painting of houses in the community. Jesse Cunningham advised it's a subjective process but members can submit their complaints if certain homes are no acceptable and they will look at those locations.
- 15407 Feldspar – Bank owned and not being maintained. Management to send a special maintenance assessment letter to the bank regarding the lack of maintenance.
- Security Request for patrols in the community. The board advised they would look at getting bids and evaluate the cost to see if it is something that can be added to the budget. The following topics were covered within the security discussion: Cost, Liability Issues, Slow police response time.
- Stable area being used at night for loitering. Adding motion sensor lights in the location was discussed, as well as, fencing off the area. Members also suggested letting it grow wild as an option.
- It was reported that the trees at 2521 and 2517 Turquoise Circle were topped off due to a pending sale. Management will have TLC investigate the location and report back to the board, as well as, the Landscape Committee.
- There is a lot of wild animal activity in the community. Some tips to avoid problems are 1. Don't feed them. 2. Don't leave food outside. 3. Keep pests and children close to you. 4. Joggers and bikers should be careful.

COMMITTEE REPORTS:

Architectural- Jesse reported everything is up to date.

Equestrian- No Report.

Landscape- No Report.

Financial- Julie reported the Association is \$6,000 under budget for the month.

Facilities- No Report.

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 deferred pending results of the opinion poll. The board approved the mailing of the opinion poll with return postage paid envelopes. M/Blank S/Baca

Reserve Study Proposals – Management is obtaining additional proposals for both the regular and equestrian studies.

Tree Trimming Requests:

TLC ESTIMATES:

Estimate #4445 – The board tabled adding seasonal color at this time.
M/Blank S/Baca

Estimate #5760 The board carried over the proposal by TLC to clear out the creek area at a cost of \$4410.00

BRICKMAN ESTIMATES – The board carried over all the Brickman tree proposals pending Larry Keller's review and recommendations. M/Blank S/Calderon

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:

A check for reimbursement was to be sent to management for work determined to be Edison's responsibility. Management to confirm the check was received.

Pool Drinking Fountain Repair Proposals:

The board approved the proposal by Pro-Tec to complete the plumbing repairs to the drinking fountain costing \$435.00
M/Baca S/ Blank

Tuff Shed Proposal:

The board reviewed several proposals for sheds to replace the damaged one next to the pool area. It was agreed that the Tuff Shed was the best selection due to durability at a cost of \$144.92. The board carried over the proposal pending Larry Keller speaking with Willie regarding installation of a cement pad for the new shed to sit on. In addition, management will get 2 bids for the board to consider. M/Baca S/Keller

Tree Trimming Requests:

15371 Feldspar – The approval to remove a large Ash Tree behind the residence was approved and the work has been completed.

2254 Olivine – The board carried over the request for trimming request pending obtaining a proposal from TLC

15472 Feldspar – The board approved removal of two pine trees and additional trees in the location to be trimmed/maintained.

15494 Feldspar – The board approved removal of the pine tree at this location due to safety concerns. The Andre bid of \$550.00 was approved. M/Blank S/Baca

15403 Feldspar – The board approved removal of a pine at this location due to safety concerns. M/Blnk S/Baca

Emergency Pool Heater Bid Approval:

The board was presented with a proposal which required emergency approval to make sure the pool heater was operating correctly. The cost to install a pool heater blower was approved at \$490.00.
M/Blank S/Baca

Corral Tree by Tennis Court Removal:

The board approved the removal and stump grind of the Corral Tree by the tennis court.
M/Blank S/Keller

Tree Removal next to tennis court back door:

The board approved the removal at a cost of \$100.00
M/Blank S/Baca

Rules / Fine Schedule Review:

The board reviewed the current rules and agreed a separate set of rules needed to be developed for the compliance /violations within the community. Management will send the board sample rules from several other similar associations to consider on this matter. The board will review and recommend modifications to the existing rules as follows:

Darlene Baca – Pool Rules
Charles Blank – Tennis Court Rules
Clubhouse – Julie Calderon

Separate Rules for compliance / violation issues will be developed and distributed to members when completed.

ADJOURNMENT:

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

Next Meeting scheduled for July 19, 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 June 14, 2011 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____