

# CARBON CANYON I

## Homeowners Association

Regular Meeting

June 9, 2009

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, June 9, 2009 at the community clubhouse. The regular meeting was called to order at 7:08 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 disclosed there was an executive meeting conducted to discuss the following:

- Delinquency matters
- Management Issues
- Compliance Matters

### **CONSENT CALENDAR:**

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the May 12, 2009 meeting (Subject to Corrections) and the May 2009 financial statements.

M/Cunningham S/Howard (Unanimous)

### **DELINQUENCY REPORT:**

The Board approved the Delinquency Report as presented.

M/Howard S/Bakke (Unanimous)

### **COMMITTEE REPORTS:**

**Architectural-** There were Five (5) applications received and Three (3) approved. Two (2) are pending.

**Equestrian-** No new report.

**Landscape-** Mr. Bakke advised owners the committee was working on a scope of work for the trees and vegetation on the community slopes. Should be completed within the next few weeks so management can obtain bids for the work.

In addition, the committee is working on a water usage report for review by the board. Mr. Bakke will PDF the report to all board members and management.

**Financial-** It was noted that as of May 31, 2009 the association was approximately 6% Under budget.

Board approved moving an additional \$80,000 into the recommended insured Bond investments which extend out up to 25yrs suggested by Mr. Cunningham. The Funds are retributable if needed before the maturity. M/Cunningham S/Bakke (Unanimous)

**CARBON CANYON I  
Homeowners Association  
Regular Meeting  
June 9, 2009  
Page 2**

**OLD BUSINESS:**

**Tree Trimming Proposals** – Mr. Bakke is working on the scope of work for the arborist proposal for all the common area slopes. Several tree trimming requests were also discussed.

Management will bring the following tree applications to the next meeting:

- 2028 Turquoise Circle
- 2475 Turquoise Circle
- 2525 Turquoise Circle
- 15218 Turquoise Circle

**Carbon Canyon Tree Removal** – The matter was carried over pending additional information needed regarding Cal-Trans work in the area. Mr. Bakke to speak with Mr. Potts regarding the tree issue.

Total Landscape Broken Main Line Repair near 2508 Turquoise Circle – The repair costing \$966.00 has been approved.

The Landscape proposal #451 costing \$105.00 was approved for groundcover on slope 15621 Obsidian.

The Landscape proposal to remove a pepper tree behind Turquoise Circle at \$220.00 was carried over.

The Landscape proposal to install railroad ties behind 2391 Scoria at \$16,993 was C/O

The Landscape proposal at \$30.00 to install ivy in bare spots on the slope in front of 15604 Obsidian was approved.

**Revised Reserve Study** – The study was tabled

**Property Inspection Procedure** – The Board reviewed the most recent inspection report. Although there seemed to be a lot of violations, it was agreed by the board to send the pending violation letters out. Management will continue the inspection procedure on a monthly basis and send a copy of the report to the board monthly.  
M/Cunningham S/Howard (Unanimous)

**Fire Issue – Tress on HOA Slopes** – The Fire Marshall has cleared the association regarding slope weed clearance. No action is required by the association at this time.

**Slope Maintenance Evaluation** – The Board discussed the slope evaluation status. Due to the availability of one estimate and more importantly the excessive cost of the slope evaluation itself. Mr.. Cunningham recommended an alternative of adopting a Resolution on the slope issue that would advise members of the potential liability and funding plan for slope failure liability. A replacement cost of between \$300,000 and \$500,000 was suggested in place of the \$9000,000. currently recommended by RDA. Mr. Cunningham suggested having Pete Racobs draft the Resolution to all members to

**CARBON CANYON I**  
**Homeowners Association**  
**Regular Meeting**  
**June 9, 2009**  
**Page 3**

(Continued)

disclose the situation and potential for a special assessment if a major slope failure occurred. RDA may be involved in the formulation of the Resolution.

The association could deal with slope maintenance easement repairs as needed using an operating budget line item of \$20,000 and also maintain a reserve balance of \$300,000 to \$500,000 for repair of slope failures within common areas. M/Cunningham S/Howard (In Favor) Bakke & Baca (Opposed) Keller

**NEW BUSINESS:**

**Adoption of Roberts Rules** – The Board approved the adoption of Roberts Rules for conducting the Monthly Meeting. M/Cunningham S/Howard (In Favor) Baca

Bakke and Keller were in favor subject to the new procedure being conducted with sensitivity towards the homeowners.

**Pool Furniture** - The board discussed the need to replace the pool furniture. The Board approved the following purchases not to exceed \$2000:

- 4 Lounge Chairs at \$170.00 each
- 4 Umbrellas at \$59.95 each
- 8 Chairs at \$45.00 each
- New Wicker Chairs and 4 new 6t plastic tables at approx \$800.

M/Cunningham S/Howard (Unanimous)

**New Controller Valve Approved** – Mr. Bakke advised that a controller valve needed replacement at a cost of \$900 at 1526 Obsidian. The board approved the request. M/Cunningham S/Howard (Unanimous)

**Equestrian Facilities Marketing Effort** – Mr. Howard is working on marketing the Equestrian facilities to help the community with promoting sales in the community. Mr. Howard and Darlene Baca will be on a the newly formed Marketing Committee

**Vandalism in Community** – Mr. Bakke reported there was an incident with some kids digging holes in the common area slope which resulted in an altercation with the landscaping company personnel. It was noted and members were asked to report any suspicious activity.

**CARBON CANYON I  
Homeowners Association  
Regular Meeting  
June 9, 2009  
Page 4**

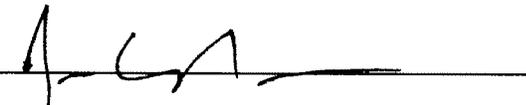
**MEMBERS OPEN FORUM:**

The following issues were discussed in open session:

- Insurance Policies which insureds may not be renewing due to the past fires in the area. Owners were advised they should request an inspection.
- There was a suggestion by an owner to move the homeowner session to the beginning of the meeting vs. at the end of the meeting.
- Robert Rules
- Vandalism by kids in the community
- Communication with members
- Community Watch
- Pool Furniture options
- Pool Monitor M-S 10am to 5 pm & Noon to 7 pm on Saturday.
- Pool Heater
- Re-Keying Pool area
- Chain & Lock for Pool in case of emergencies
- Owner submitted a letter to board requesting full disclosure at meetings and openness towards members. Also that executive business only be handled in executive session. The board advised they agreed and that this was currently being done.

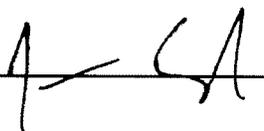
**ADJOURNMENT:**

There being no further business to conduct at this time; the meeting was adjourned at 8:52 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 June 9, 2009, as approved by the Board Members in attendance at the meeting.

Secretary  Date 7/14/09