

CARBON CANYON I

Homeowners Association

Regular Meeting

July 9, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday July 9, 2013 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:00 P.M.

PRESENT:

Directors present: Vice President – Darlene Baca, Treasurer – Julie Calderon, Member at Large- Meta Vanderwerff and Secretary – Elizabeth Friel.

Absent: President - Charlie Blank

Jim Parsons was present representing Association Management & Support Services, Inc.

Andre Landscape – Chico attended to review current projects and pending work.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Contract Matters
- Legal Matters

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the June 11, 2013
- Financial Statements of June 2013
M/ Calderon S/ Friel (unanimous)

COMMITTEE REPORTS:

Architectural – No Report.

Equestrian- The Board approved the installation of new sand by Andre not to exceed \$7500
M/ Calderon S/ Friel (unanimous)

Financial – The association is under budget year to date.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Owner at 15169 Obsidian needs planting and ivy trimmed out of the trees. Owner was asking for privacy planting on the HOA maintained area. Julie and Chico to look at the location and submit their recommendations to the board.
- Andre is addressing Topaz planting area which was reported to be in poor condition after a lot of funds were spent on planting the slopes.
- Planting is being done on some bare slopes in various locations
- Society garlic will be removed at the entrance sign areas

OLD BUSINESS:

Restating of CC&Rs – Carried over

Association Rules Update / Review – Carried over.

Restroom Upgrades – The proposals were carried over until September 2013.

Clubhouse Windows Proposals The Board previously reviewed all the proposals provided by management and approved the work not to exceed \$5447.00. Julie Calderon will complete additional research and select the best vendor.

NEW BUSINESS:

NEW TOILET INSTALLATION APPROVAL:

The Board approved installation of 2 toilets at the restrooms costing \$600.00 by Mark the handyman.
M/ Calderon S/ Friel

Landscape Proposals

The Board approved the following proposals.
M/ Friel S/Baca

- #90533 - Carried Over
- #92150 - Approved
- #89143 - Approved Previously
- #92744 - Approved
- #91732 - Approved
- #91667 - Approved
- #92820 - Carried Over
- #90533R- Carried Over

Horse Boarding Agreement / Liability Release - SAMPLE:

The Board requested the agreement be sent to the attorney for review and recommendations. Therefore, the matter was carried over.

Ace Ironworks Proposal Request:

The Board carried over the proposal to add additional wrought iron on the fence next to the storage shed to prevent trespassers.

Tree Trimming Process:

The Board discussed the process and agreed that safety issues would be handled on a priority basis but routine requests would be handled as the committee can inspect and report back to the board.

Common Area Owner Use Letter Review:

The Board reviewed and approved the draft letter to owners regarding potential encroachment by owners onto HOA property and use of HOA water. Specific locations will be send individual letters as Andre and the board identify those using HOA water.

Tree Trimming Applications:

- 2187- Turquoise - Need Bid for work
- 2217 - Olivine - APPROVED
- 2434 - Turquoise - APPROVED / COMPLETED
- 1996 -Turquoise - DECLINED
- 2363 - Turquoise - C/O
- 15378 - Feldspar - APPROVED
- 2484 - Turquoise - C/O
- 2080 - Turquoise - APPROVED
- 2207 Olivine - APPROVED
- 15558 Rhyolite - APPROVED

Architectural Applications:

- 1225 Turquoise - APPROVED
- 2217 Olivine - APPROVED
- 2454 Topaz - APPROVED
- 15621 Obsidian - APPROVED

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 7:50 P.M.

Next Meeting scheduled for June 11, 2013 @ 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 11, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date_____