

**CARBON CANYON**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**AUGUST 9, 2016**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on August 9, 2016 at the Community Clubhouse.

**REGULAR MEETING CALL TO ORDER:**

The regular meeting was called to order at 7:03 P.M.

**PRESENT:**

**Directors present:**

President – Darlene Baca  
Vice President – Bill Potts  
Member at Large – Meta Vanderwerff  
Secretary – Elizabeth Friel  
Treasurer – Charlie Blank

Trisha Maza was present representing Association Management & Support Services, Inc

**APPROVAL OF MINUTES:**

The Board approved the Regular Minutes of July 12, 2016 subject to one minor change being made.  
M/Blank S/Friel

**REVIEW OF FINANCIALS:**

The Board reviewed the financials of July 2016.

Motion to invest money from two matured bonds was approved. Money will be invested into a CD for 3 years at 1.3%. M/Vanderwerff S/Baca

**OPEN SESSION:**

Eleven homeowners were present.

**LANDSCAPE REPORT:**

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. The Board requested El Sol plant some Lantanas in any open area where Turquoise, Dolomite & Olivine meet. El Sol advised the Board that their current turnaround time for slope maintenance is about 4-6 weeks at this time.

**EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Encroachment Issues

## **COMMITTEE REPORTS:**

**Architectural** – No new updates from the architectural committee at this time.

**Equestrian** – The Board reviewed recommendations from committee to add more sand and re-level the arena area. The Board approved these recommendations. M/Blank S/Friel.

The committee also recommended looking into repairing some of the horse trails. The committee will obtain some proposals for the Board's review.

The Board discussed and unanimously approved to table the discussion to build out the arena in the 2<sup>nd</sup> equestrian area 6 months from now.

**Tennis Court Committee** – Committee proposed looking into replacing the interior light timers with an exterior light timer for the tennis courts as there is 15-20 minutes delay in turning the lights back on once the lights automatically shut-off. Also the exterior outlets are not working. Management to look into having an electrician look into these issues and provide a proposal to fix both issues. Management also to look into locating an old contract from the vendor who did repairs on the tennis courts a few years back.

**Pool Committee** – The Committee updated the Board. There were a few broken chairs that the committee tossed and one lounge chair that was able to be repaired. No other updates at this time.

**Landscape Committee** – El Sol report is stated above under El Sol Landscape Report. Tree Removal request submitted by 2005 Turquoise. Management to notify the owner that the trees in question belong to them and are not maintained by the Association.

## **NEW BUSINESS:**

Management to request Animal Pest Management go out and treat for gophers at two addresses of homeowners who attended the meeting.

## **PROPOSALS:**

El Sol Proposal No. 52316750 – 15603 Obsidian Ct. Homeowner request to remove Pepper Tree Tag #1467 and one Pine Tree tag #1465–Board approved removing the Pepper Tree and replacing it with a Crape Myrtle. The Board also approved trimming the Pine Tree. M/Blank S/Friel Abstain/Baca

El Sol Proposal No. 8216157 – Behind 2538 Turquoise: Board approved trimming the branches back and away from the roof of a large Oak tree. M/Potts S/Baca

El Sol Proposal No. 72616804 – Behind 15338 & 15350 Cinnabar: Board approved removing one large Pine tree. M/Baca S/Potts

El Sol Proposal No. 72616829 – Behind 2572 Turquoise: Board approved removing a large Oak tree leaning towards house. M/Blank S/Friel

El Sol Proposal No. 72616812 – Behind 2151-2145 Olivine: Board approved Option #B to thin out and trim (4) California Pepper trees and (1) Jacaranda tree. M/Baca S/Friel

El Sol Proposal No. 8216204 – Proposal to install 45 flats of annual color at main entrances on Feldspar, Azurite & clubhouse areas approved. M/Friel S/Potts

All American Plumbing Proposal No. 6264782 – Proposal to repair broken drain at toilet in women’s restroom at the pool area approved. Prior to approval Management to verify if All American will also remove the root. M/Baca S/Friel

**ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:45 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 August 9, 2016 as approved by the Board Members in attendance at the meeting.

Secretary \_\_\_\_\_ Date \_\_\_\_\_

