

CARBON CANYON I HOMEOWNERS ASSOCIATION

Regular Meeting

August 12, 2014

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday August 12, 2014 at the Community Clubhouse.

CALL TO ORDER:

The regular meeting was called to order at 7:05 P.M.

Directors present: President - Darlene Baca , Vice President – Meta Vanderwerff. , Secretary – Elizabeth Friel, Treasurer – Charlie Blank,

Member at Large - Julie Calderon was absent.

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

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Matters
- Earthquake Insurance
- Property Encroachment Agreement
- Directors Code of Conduct
- Horse Boarding Agreement
- Board Member Julie Calderon Misappropriation of HOA Reserve Funds

MINUTES:

- The Board approved the Meeting Minutes of the July 8, 2014 regular meeting.
- M/Blank S/Baca

FINANCIAL REPORT REVIEW:

- The Board reviewed the July 2014 financial report.

COMMITTEE REPORTS:

Architectural – The Board discussed the current applications. No action was required.

Equestrian – The Board discussed the horse boarding agreement and insurance coverage that will be increased to cover all liability. There are 16 stalls rented and upgrades to the area are in process. It was mentioned that the trash was not picked up regularly.

Financial – The Association is better than budget YTD. Mr. Blank also discussed the Y/E audit results that confirmed missing reserve funds of \$128,000 From Opus Bank. The potential loss has been reported to the insurance carrier and should be 100% covered. There should not be any loss to the association. It is estimated the claim for reimbursement by the insurance will take place in the next 30-90 days.

Carbon Canyon I HOA
Regular Session Minutes
August 12, 2014
Page 2

Members were advised the Board of Directors are taking action to recover all the HOA funds and will assist the insurance company in the investigation to recover all funds. Members will be kept advised regarding the situation and a recall election will be put in process to remove Mrs. Calderon from the board due to her refusing to resign because of the misappropriation of reserve funds.

Tennis Court Committee – No discussion.

Landscape – Chico from Andre attended and discussed various bids and status of current work orders approved for the community. Chico will get a cost to add the color four (4) times per year in the regular contract.

OPEN FORUM:

The following issues were discussed in open session:

- Trails above stables needing cleaning
- Metal grate at Topaz and Turquoise next to the pump station needs fixed by the City. Mgt to contact City and advise it's a liability issue.
- Equestrian Arena Issues and opposition to renting to outside horse owners. Board had approved \$125.00 for rentals from non-owners. There is a special indemnity agreement signed by owners. It was pointed out to the board that the CC&Rs provide for exclusive rights and use only by HOA owners. Rental to outsiders is being done on a trial basis and may be stopped with a 30 day notice. Members commented that members should be asked what they feel should be done with the old closed down stables above the clubhouse.
- ATV and dragger being purchased for use at the arena. Board approved \$400 ATV M/Blank S/Friel
- Tree trimming needed at 15207 Turquoise Cir
- Shower at pool area not working well

NEW BUSINESS:

Landscape Proposals:

AZ Request 108107

Carried Over

AZ Request 108108

Carried Over

AZ Request 108109

Declined bid to add artificial turf at \$12,800

AZ Request 108110

Declined bid to add artificial turf at \$22,872

**Carbon Canyon I HOA
Regular Session Minutes
August 12, 2014
Page 3**

AZ Request 108184

Board approved valve repair at \$280.00

AZ Request 109279

Board ratified irrigation repairs at \$99.02

AZ Request 109278

Board ratified irrigation repairs at \$93.54

AZ Request 109119

Board ratified irrigation repairs at \$93.13

AZ Request 109781

Board ratified irrigation repairs at \$360.00

AZ Request 108476

Board ratified irrigation repairs at \$552.00

Curb Painting Proposals:

The Board approved Roman Construction painting the curb addresses for those that were missing for safety purposes and to allow easy identification of home addresses. Cost not to exceed \$2700 or \$7.50 per address.
M/Baca S/Friel

LIEN APPROVALS:

None to Approve

TREE TRIMMING APPLICATIONS:

The following applications were reviewed during the meeting:

- 15207 Turquoise- Neighbors being contacted
- 15362 Feldspar – C/O
- 2494 Turquoise – C/O
- 15448 Feldspar – C/O
- 2099 Halite – C/O
- 1937 Turquoise – C/O

ARCHITECTURAL:

The Board reviewed the current applications. There was no action required by the board.

ADJOURNMENT:

Next Meeting scheduled is for September 9, 2014 @ 7:00 P.M.

There being no further regular business to conduct at this time; the meeting was adjourned at 9:15 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 12, 2014 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____