

CARBON CANYON I

Homeowners Association

Regular Meeting

August 13, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday August 13, 2013 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:13 P.M.

PRESENT:

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

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
- Property Encroachment issues

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the July 9, 2013
- Financial Statements of July 2013
M/ Calderon S/ Blank (unanimous)

COMMITTEE REPORTS:

Architectural – Mr. Blank discussed the need for owners to get approval for new type mailboxes.

Equestrian - There are two less horses in the arena. Mr. Blank to ask the Equestrian Committee for help in obtaining the approved sand for the arena. The Board approved up to \$7500 for the installation.

Financial – The association is over budget due to tree trimming carried from 2012 and water cost. However, technically under budget year for the 2013 budget.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- There was a request for fire wood to be left at one of the parks or a centralized location for owners when the tree trimming removals are completed as was done in the past. Julie to check with Andre to see if this is possible.
- Owner at 2494 Turquoise was complained about. The Board advised that some of the landscape complained about was not HOA responsibility so Julie agreed to attend a meeting the next morning to review the location and resolve the issues reported. Owner not in agreement with the HOA easement assessment.

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

- #92332 - Approved
- #92820 - Carried over - Equestrian to locate vendor for sand installation
- #90533 - Tabled
- #94175 - Approved
- #94408 - Approved
- #90533R - Approved - \$64,480
- #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 pending Tina's review and comment.

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.

15208 Turquoise Erosion Matter:

Julie spoke with the owners about the erosion problem reported in the owners letter to the HOA. Julie advised no action was required per the inspection done at the location.

Common Area Owner Use Letter Review:

The Board carried over action on the 2nd 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
- 1996 -Turquoise - DECLINED
- 2363 - Turquoise - C/O
- 2484 - Turquoise - C/O
- 15559 - Pyrite - Approved subject to Julies inspection and OK
- 15717 - Pyrite - C/O
- 15366 - Feldspar - Approved subject to Julies inspection and OK
- 2186 Turquois - C/O
- 2081 Halite Court - Approved & Completed
- 2217 Olivine - Approved tree for removal
- 15558 Rhyolite - C/O
- 2080 Turquoise - Need price to remove
- 2434 - Turquoise - C/O
- 15378 Feldspar - C/O

*Julie has all originals from meeting

Architectural Applications:

All applications given to Charlie

- 2525 Turquoise - APPROVED
- 2217 Olivine - APPROVED
- 2454 Topaz - APPROVED
- 2207 Olivine - APPROVED
- 15621 Obsidian - APPROVED
- 2465 Turquoise - APPROVED

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:20 P.M.

Next Meeting scheduled for September 10, 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 August 13, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____