

CARBON CANYON I

Homeowners Association

DRAFT

Regular Meeting

August 14, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday August 14, 2012 at the community clubhouse. The regular meeting was called to order at 7:05 P.M.

PRESENT:

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

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

Andre Landscape –Representative's (Chris & Chico) from Andres attended to report on the landscape work within the community.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Legal Matters
- Suspension of Clubhouse / Pool Privileges

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the July 10, 2012
- Financial Statements of July, 2012
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Equestrian- Mr. Blank advised the horse stables are down by one horse as of July. There are 16 stalls and 12 horses. The electrical isn't working in the back stables.

Financial – The association was \$2000+ better than budget for the month.

Facilities – Willie presented the board with a lock system proposal for the clubhouse / tennis courts / pool. He is obtaining 3 bids total and will turn them over to the board when received.

Tennis Court Committee – The Tennis Courts need a sign advising members to only wear tennis shoes on the courts.

MEMBERS OPEN FORUM:

Owners were present to address the Board on various issues in the community including:

*2525 Turquoise Slope is a mess – Chico to investigate the report

*Tree trimming issues

*Andre to remove bike rack at parking lot area.

*2417 or 2419 Turquoise were reported to have topped the oak trees behind the home. Andre will investigate & report

OLD BUSINESS:

Restating of CC&Rs – The Board carried over the CC&R / By-law restatement & Rules Review.

Schonwitz Draft Audit – The Board approved the audit as presented.
M/Blank S/ Calderon

Reserve Study Proposals – The Board reviewed and approved Association Reserves to complete a Full with Site Visit at a cost of \$2240.00 M/Blank S/Calderron

Asphalt / Slurry Repair Proposals – The Board carried over the proposals until October.

NEW BUSINESS:

Oak Tree Topping @ 2513 Turquoise – The topping has been reported to the City for handling. No action required by the association at this time.

Updating Website – Management will update the HOA & AMSS website monthly with minutes and the agenda.

Clubhouse Rules – Carried Over

Landscape Proposals

76620 – Completed
76070 – Carried Over
76500 – Approved
76645 – Approved
76674 – Completed
77024 – Completed
77894 – Completed
76058 – Approved
76062 – Carried Over for owner request form
76607 - Carried Over for owner request form
77154 – Carried Over
77985 – Carried Over
77986 - Completed
77964 – Completed
77965 – Approved
75645 – Approved
76500 – Approved
76056 – Approved
76058 - Approved

Tree Trimming Applications:

2557 Turquoise – 3 pine Tree Trimmings / Denied at this time but will be trimmed during regular tree trimming project.

2016 Turquoise – Request to remove (2) Eucalyptus Trees / Not approved unless owner agrees to pay for removals.
May be completed during regular tree trimming project.

Tree Trimming Resolution Review – Carried Over.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:45 P.M.

Next Meeting scheduled for September 11, 2012 @ 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 14, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____