

# **CARBON CANYON I**

## **Homeowners Association**

**Regular Meeting**

**August 11, 2009**

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, August 11, 2009 at the community clubhouse. The regular meeting was called to order at 7:00 P.M.

### **PRESENT:**

**Directors present:** President– Darlene Baca, Vice President- Brian Howard, Secretary / Treasurer - Jesse Cunningham, and Member at Large- Larry Keller

Absent - Member at Large – Kris Bakke

**Present:** Jim Parsons, CMCA Association Management & Support Services, Inc.

### **EXECUTIVE MEETING DISCLOSURE:**

The Board disclosed there was an executive meeting conducted to discuss the following:

- Delinquency matters
- Compliance Issues
- Executive Confidentiality Resolution
- Election Committee Formation

### **CONSENT CALENDAR:**

A motion was made, duly seconded and unanimously approved to accept the consent calendar:

Minutes of the July 14, 2009 meeting  
M/Cunningham S/Howard (Unanimous)

Financial Statements of July 2009  
M/Cunningham S/Keller (Unanimous)

### **DELINQUENCY REPORT:**

The Board reviewed / approved the Delinquency Report as presented.  
M/Cunningham S/Howard (Unanimous)

### **COMMITTEE REPORTS:**

**Architectural-** There is one application pending for artificial turf

**Equestrian-** No report

**Landscape-** Mr. Bakke was not present to provide the landscape report. Mr. Potts did report that the miroporum ground cover has some type of disease which is being addressed and that the committee is looking into installing smart controllers to help conserve water.

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**Financial**- It was noted that as of July 2009 the association was approximately \$7000 better then budget.

Mr. Cunningham also suggested setting a budget meeting on Aug 26<sup>th</sup> or 27<sup>th</sup> at 7:00 pm. The date and time will be placed on the next billing statement. The regular meeting will remain on September 8<sup>th</sup> at 7:00 PM.

**OLD BUSINESS:**

**Water Conservation Report** – Total Landscape is providing a cost to install the Smart Controllers which would help save on water and expenses to the association. There may be a rebate program to off-set the costs which will be reviewed when available.

**NEW BUSINESS:**

**Lien Approval** – The Board approved filing a lien on Acct# 34411 for unpaid assessments. M/ Cunningham S/Keller (Unanimous)

**Homeowner Requests:**

**Feduska / 15578 Dolomite Drive Planting Request – Compliance Response:**

Management will respond to the owners appeal regarding weeds in the yard and request for planting / removal of pine trees on the back slope.

**15413 Feldspar Dr. Complaint – Tree Planting & View Obstruction**

A letter was received regarding 20 foot tall ficus trees being planted which may cause damage to the adjacent fencing and also block the neighbors view. Management will refer to Landscape Committee for review.

**2457 Limestone Complaint – View Obstruction by Palm Trees**

A letter was received regarding large palm trees at this address blocking the neighbors view. Management will refer to Landscape Committee for review.

**Arborist Proposals / Reports:**

Management provided the board with multiple bids for the arborist report on all common area slopes to evaluate all the trees / soil conditions. Management will get CLS to submit a proposal for the hourly rate to complete the report as TLC and Treemsmith had done. In addition, Encore Landscape will be requested to submit their bid.

Management will obtain the additional proposals prior to the next meeting for board review / approval.

**MEMBERS OPEN FORUM:**

The following issues were discussed in open session:

- Owner reported Squirrels in backyard at 2357 Turquoise Circle digging holes in the slope
- Agenda not posted on web-site / Management to make sure posted each month on both Caps and VMS Web-site.
- Playground Equipment needs checked for safety / maintenance
- Drainage issue at 2048 Turquoise Circle.
- Having open session at the beginning of the meeting vs. at the end.
- An owner asked if the board requested assigned damages to homeowners that violate resolutions past by the board or violations of the CC&rs.
- An owner asked questions about the boards statutory authority. The board requested the questions be in writing and they would be responded to in writing.
- Mr. Masters attended and addressed the Board concerning a property damage issue dating back to 2007.
- The following issues were discussed:
  - ✓ Reserves / expenses for the Equestrian Community should be completely supported by the equestrian members and not the non-equestrian members.
  - ✓ Trailers should not be parked at the equestrian area since they are not permitted in the general community.
  - ✓ The Board is divided
  - ✓ The owner made a written request for accounting information.

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**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 8:34 PM

Next Regular Meeting scheduled for September 8<sup>th</sup> at 7:00 P.M.

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

**SECRETARY CERTIFICATION**

I Jesse Cunningham, appointed Secretary of The Carbon Canyon Homeowners Association, do hereby certify 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 11, 2009, as approved by the Board Members in attendance at the meeting.

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