

CARBON CANYON I

Homeowners Association

Regular Meeting

September 11, 2012

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday September 11, 2012 at the community clubhouse. The regular meeting was called to order at 7:15 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 (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

CONSENT CALENDAR:

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

- Regular Meeting Minutes of the August 14, 2012
- Financial Statements of August 2012
M/Blank S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report

Equestrian- The City is working with Mrs Calderon to repair the damage caused by a recent flood from the City Water Tank into the equestrian area. The pipes need to be jetted out and mud buildup in affected areas.

Financial – The association was \$4000+ better than budget for the month.

Facilities – Willie presented the board with bids for the remodeling of the restrooms. Electronic lock system is also being investigated and bids obtained.

Tennis Court Committee – No Report.

MEMBERS OPEN FORUM:

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

15619 Obsideon – Owners complained about trees being removed / trimmed on their slope The owner requested a new tree be planted so Mr. Blank will visit the location to access the situation and report back to the board on needed action. In addition, wild ivy is taking over the slope and shrubs. Myroporum would be a good alternative planting material.

Mr. Keller recommended removing the shower at the clubhouse to provide storage area for the proposed electronic locking system.

OLD BUSINESS:

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

Reserve Study – In process

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

NEW BUSINESS:

Lien Approvals - The Board approved the following liens due to unpaid assessments:

- **TS# 2012-2443**
- **TS# 2012-2587**

Landscape Proposals

77985 – Carried Over

77154 – Carried Over

78527 - Approved

78443 - Completed

79089 – Approved

77986 – Completed

76070 – Carried Over

77256 – Completed

78443 – Completed

Keyless Entry System Proposals – The board reviewed the proposals for keyless entry to the pool and tennis courts. The proposals were carried over for further review.

Sharpshooters Landscape Problem – The board reviewed the information on the insect that may become a problem in the future. Andre Landscape will monitor and advise on this issue as needed. No action was required by the board.

Workers Comp Renewal – The Board approved the renewal of the workers comp policy with board members being added.
M/Blank S/Baca

Tennis Court Signs – The board agreed to get a sign for each tennis court with the addition of min of age 14 for anyone using the courts without adult supervision.

Tree Trimming Applications:

2178 Olivine – The requested work was approved as submitted and has been completed.

2464 Turquoise – The Board approved the application as submitted.

1968 Turquoise – The Board approved the application subject to Julie & Betty reviewing the location and providing final approval to management

2143 Turquoise – The Board approved the application subject to Julie & Betty reviewing the location and providing final approval to management

Tree Trimming Resolution Review – The board made some minor changes which management will make and will add to the websites.

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 October 9, 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 September 11, 2012 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____