

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 13, 2016

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on September 13, 2016 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:00 P.M.

PRESENT:

Directors Present:

Vice President – Bill Potts

Member at Large – Meta Vanderwerff

Treasurer – Charlie Blank

Directors Absent:

President – Darlene Baca

Secretary – Elizabeth Friel

Trisha Maza was present representing Association Management & Support Services, Inc

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of August 9, 2016

M/Blank S/Potts

REVIEW OF FINANCIALS:

The Board reviewed the financials of August 2016.

OPEN SESSION:

Three homeowners were present.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. Jesus advised the Board that there is a problem with ground squirrels on one of the HOA maintained slopes within the HOA. The Association has sent out pest control to take care of the ground squirrels but the pest control company is being stopped by an owner within close proximity of the slope. Management to contact legal and ask if the Association can advise this owner that if they do not allow the pest control company for the Association to treat the slope that they will be responsible for maintaining the slope and they would also be responsible for any damage or slope failure. Jesus also discussed the location of one of the trash dumpsters. Jesus to look into the option of getting a dumpster that is a green color instead of the current blue color.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Encroachment Issues

COMMITTEE REPORTS:

Architectural – Two new applications were approved by the Architectural Committee. 2464 Turquoise was approved to install new pavers, a wooden gate and extend existing wall. 2244 Turquoise was approved to install a new roof.

Equestrian – Approval was given to refurbish the arena area. They will begin the refurbishment late September.

Tennis Court Committee – The committee contacted the last vendor who worked on the tennis courts for the HOA and they are waiting on a response from the vendor. They will forward any proposals to management when received.

Pool Committee – The Committee updated the Board. There was some damaged pool furniture. The committee will inspect the umbrellas in the pool area to see if any need to be replaced. Management was requested to check and find out if the pool heater is working. Management also to advise the pool company to leave the pool heater on until the end of October. No other update at this time.

Landscape Committee – El Sol report is stated above under El Sol Landscape Report. Tree Removal request submitted by 2005 Turquoise. The owner is requesting additional information from the Board of Directors regarding the trees and who is responsible for removing the trees.

NEW BUSINESS:

Management to send budget information to the Board Treasurer.

PROPOSALS:

El Sol Proposal No. 8716848 – Behind 2478 Limestone on the slope area remove one dead Pine tree approved. M/Blank S/Potts Management to ask landscaper about replanting something in this same area.

El Sol Proposal No. 82316904 – Behind 2476 Limestone Court on slope area, trim and thin out (1) Eucalyptus tree approved. M/Blank S/Vanderwerff

El Sol Proposal No. 9716930 – Behind 15406 Turquoise trim dead branches from a California Pepper tree and remove (1) California Pepper tree that is dead approved. M/Blank S/Vanderwerff

El Sol Proposal No. 9716941 – Behind 15290 Turquoise trim and thin out (1) large Pine tree (option A) approved M/Blank S/Potts

Personal Touch Proposal dated 8-25-2016 – Proposal to lightly steam tennis courts and also clean the surrounding wind screens approved. M/Blank S/Potts

Robert Owens Proposal dated 8-10-2016 – Proposal to prepare the audit/taxes for year ending December 31, 2016 denied. Management to obtain a proposal from VanDerPol & Company.

Equine Facilities Repair, Inc. Proposal to redo all 3 pedestrian bridges along the trails in the HOA. Approved. M/Blank S/Potts

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 6:59 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 13, 2016 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____