

CARBON CANYON I

Homeowners Association

**Regular Meeting
September 8, 2009**

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, September 8, 2009 at the community clubhouse. The regular meeting was called to order at 7:15 P.M.

PRESENT:

Directors present: President– Darlene Baca, Vice President- Brian Howard, Member at Large – Kris Bakke, Secretary – Bill Potts, and Member at Large- Larry Keller

Absent / Treasurer – Jesse Cunningham

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
- Resignation and Appointment of Replacement Director

CONSENT CALENDAR:

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

Minutes of the August 11, 2009 meeting subject to corrections

M/Bakke S/Howard

Opposed/Keller

Abstained/Potts

Financial Statements of July & August 2009

M/Bakke S/Howard (Unanimous)

DELINQUENCY REPORT:

The Board reviewed / approved the Delinquency Report as presented.

M/Cunningham S/Howard (Unanimous)

COMMITTEE REPORTS:

Architectural- There is two new applications

Equestrian- There is a potential new horse rental pending

Landscape- Mr. Bakke & Potts are reviewing the pending arborist bids and investigating new water saving devices.

**CARBON CANYON I
Homeowners Association
Regular Meeting
September 8, 2009
Page 2**

Financial- Jesse Cunningham reviewed the financial report with the board in Executive Session. No issues to report at this time. There is a Budget meeting scheduled for September 15th at 7:00 pm in the clubhouse.

NEW BUSINESS:

Lien Approval – The Board approved filing a lien on Acct# 34186 for unpaid assessments. M/ Howard S/Keller (Unanimous)

2009 Year End Audit – The Board approved the proposal by Robert Owens to complete the Year End Audit and Taxes for 2009 at a cost of \$1350.00
M/Howard S/Keller (Unanimous)

2350 Turquoise Tree Removal Proposal – The Board approved the removal of a dead oak at a cost of \$1100.00
M/Bakke S/Howard (Unanimous)

2347 & 2351 Scoria – The Board carried over the approval of the tree trimming costing \$2352 on the slope behind these homes subject to Kris & Bill reviewing the location, They will report back to the board on this request.

Tree Removals @ 15223 Turquoise – Coral Tree / 1936 Turquoise - Eucalyptus / 2445 Turquoise – Willow / 2525 Turquoise – Fig
The Board approved all the removals at a cost of \$1130
M/Bakke S/Potts (Unanimous)

Fall Tree Trimming Proposal – The Board reviewed the proposal for multiple tree trimmings in the community at a cost of \$9855. The Board carried over the bid pending review by the tree trimming committee withing the next 2 weeks.

Arborist Proposals – The Board carried over the proposals from Total Landscape, Treesmith Enterprises, and CLS Landscape Management.

Adoption of Resolution – There was a written homeowner request to prohibit removal of “Amenities” so they cannot be removed without a 2/3 vote of the membership. This issue was discussed at a previous meeting but no action was taken on the homeowner request.

Annual Meeting Notice – The Board reviewed the draft candidacy form for mailing to all members. The draft was approved for mailing.

Redman Tree Removal – Management will send a corrected letter to Mr. Redman advising the tree removal requested previously will be at the associations expense.

CARBON CANYON I
Homeowners Association
September 8, 2009
Page 3

RDA Reserve Study Proposals – The Board approved an updated study for the association at a cost of \$995 for a non-onsite inspection.
M/Howard S/Keller Abstain/Potts

The Board approved a reserve study for the Equestrian Center at a cost of \$400
M/Howard S/Keller Abstain/Potts

PENDING TREE TRIMMING REQUESTS:

- 2025 Turquoise Circle / Mio
- 2517 Turquoise Circle / Stroble

Open Session Time Limit - The Board discussed having a new procedure for the open session which would include limiting members to 5 mins in open session due to time constraints. The board agreed they would be flexible but that members could be held to the 5 minutes. M/Howard S/Potts (Unanimous)

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Swings in parks are in bad shape – Need to be fixed and/or replaced – Park at Rhyolite & Feldspar
- Agenda being available at each meeting
- Equestrian meetings being noticed or placed on the web-site
- Management inspection procedures
- Landscaping issues – bare spots
- Equestrian trailers
- Nice Picnic over Holiday Weekend
- Bushes in front of Community Signs
- Monument sign lighting
- Red ants at swing area
- Homeowner Open Session being moved to the beginning of each meeting
- Quarterly newsletter
- Posting of draft minutes after each meeting
- Request for legal opinion on statutory right to raise dues for support of the equestrian center by all members.

**CARBON CANYON I
Homeowners Association
Regular Meeting
September 8, 2009
Page 4**

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:52 PM

Next Regular Meeting scheduled for October 13, 2009 at 7:00 P.M.

Secretary: W. E. Potts Date: 10/13/09

SECRETARY CERTIFICATION

I Bill Potts, 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 September 8, 2009, as approved by the Board Members in attendance at the meeting.

Secretary W. E. Potts Date 10/13/09