

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
OCTOBER 11, 2016

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on October 11, 2016 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:08 P.M.

PRESENT:

Directors Present:

President – Darlene Baca

Secretary – Elizabeth Friel

Vice President – Bill Potts

Member at Large – Meta Vanderwerff

Treasurer – Charlie Blank

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

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of September 13, 2016

M/Potts S/Blank Abstain/Baca & Friel

REVIEW OF FINANCIALS:

The Board reviewed the financials of September 2016.

The Board approved the draft audit for December 31, 2015. M/Blank S/Potts

OPEN SESSION:

One homeowner was present.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended the meeting to discuss any concerns that the Board or any homeowners may have. The Board requested that Jesus look at the trail on Feldspar where the bridge was done. There is drainage comes out, it appears there is no culvert and any water that will drain in that area will end up going everywhere. Jesus to look into building some kind of drainage. The Board also request Jesus have some the rock on the Dolomite trail removed so that the trail can be used by the horses. The Board also discussed that at one time (3) Crape Myrtles were to be planted on the slope behind 2040 Turquoise. Jesus to provide a proposal to plant the Crape Myrtles.

A Motion was made to approve planting Jacaranda trees on the corner of Olivine and Turquoise subject to the Board President giving the final approval once reviewing the proposal. M/Potts S/Baca

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

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

COMMITTEE REPORTS:

Architectural – 2040 Turquoise: Homeowner proposed installing a directional street sign at the entrance to his home. Approved subject to his application being submitted. M/Vanderwerff S/Friel

Equestrian – Committee member advised the Board that the Equestrian area is looking very good. The committee member is going to continue to have the area cleaned up. He will also look into buying a new shed for the area.

Tennis Court Committee – The committee member had Bravo Lighting out to repair the lights and auto-timer.

Pool Committee – No new updates from the committee at this time.

Landscape Committee – El Sol report is stated above under El Sol Landscape Report.

NEW BUSINESS:

- Management to send any El Sol Landscape invoices to the Board Treasurer so he can code them to be paid.
- Management to check with the pool company regarding the status of the pool heater repair.
- Management to obtain 3 bids to completely refurbish the pool restrooms.
- Management to obtain 3 bids to extend wrought iron so that the pool heater will be enclosed in the pool area instead of outside the pool area.
- Management to add board member information to future board packets.
- Management to request an electrician look at the electrical for the garage disposal as it is not working. *garbage*
- Management to add verbiage to the clubhouse reservation form advising homeowners that it will be \$100.00 if they lose the remote for the DishTv.
- Management to also update the reservation form with the new code to the shed.

PROPOSALS:

El Sol Proposal No. 10416519 – Southeast side of 15463, trim (6) trees (tag numbers 385, 384, 386, 387, 373, & 369) per the owners request approved as the landscaper agreed the trees need to be trimmed. M/Potts S/Friel

El Sol Proposal No. 91916519 – Remove existing dead Ivy and install 16-flats of English Ivy approved. M/Potts S/Baca

El Sol Proposal No. 91416827 – Remove dead Birch trees located on slope Northeast of 2005 Turquoise ~~approved~~. Denied.

VanDerPol & Company Proposal dated 9-27-2016 – Proposal to perform the audit and taxes for year ending December 31, 2016 approved. M/Blank S/Potts

RA Johnson Proposal No. 10051603 – Repair mortar cap on retaining wall in pool area approved due to cracks in the cap. M/Potts S/Friel

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 Elizabeth Friel Date 11-8-16