

CARBON CANYON I HOMEOWNERS ASSOCIATION

Regular Meeting
October 14, 2014

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday October 14, 2014 at the Community Clubhouse.

CALL TO ORDER:

The regular meeting was called to order at 7:15 P.M. directly after the Polls Closed for the Re-Call Election.

Directors present: President - Darlene Baca, Vice President – Meta Vanderwerff. , Secretary – Elizabeth Friel, Treasurer – Charlie Blank

Absent - Member at Large - Julie Calderon

Note: Mrs. Calderon was at the meeting but did not elect to sit at the front table with the Board of Directors.

Jim Parsons, Community Manager was present representing Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Matters
- Directors Code of Conduct
- Board Member Misappropriation of HOA Reserve Funds

MINUTES:

- The Board approved the Meeting Minutes of the September 9, 2014 regular meeting.
- M/Blank S/Baca

FINANCIAL REPORT REVIEW:

- The Board reviewed the September 2014 financial report.

COMMITTEE REPORTS:

Architectural – There was one roof replacement application approved..

Equestrian – There are 19 stalls and 11 horses at the arena. The Equestrian Committee was approved reserve funds to purchase a new dragger for the horse arena.

Financial – The Association is approximately \$4000 over for the month due to water but approximately \$50,000 better than budget for the year. Mr. Blank reviewed the financials and bank statements with the HOA's Management Representative and Accountant per the new financial review procedure.

Tennis Court Committee – No discussion.

Landscape – No Report.

OPEN FORUM:

The following issues were discussed in open session:

- Update on Theft of Association funds by Mrs. Calderon
- Landscape Issues
- Slope behind 2336 Turquoise being just dirt.
- Curb Painting in community
- 15384 Feldspar – Add flag to curb that was just painted over by contractor.

OLD BUSINESS:

Document Restatement Review:

Carried over

NEW BUSINESS:

LIEN APPROVALS:

None to Approve

2015 Budget:

Carried Over

Landscape Proposals:

110655 – Approved

110743 – Completed

110729 – Denied – Advise owner the request was denied due to the location not being a fire hazard and the trees being healthy.

110742 – Completed

108107 – Board Approved subject to obtaining the \$2.00 rebates from the water district for removing grass.

APM Pest Control:

Carried Over

Clubhouse Window Refurbishing:

The Board tabled the proposals

Clubhouse Use Request – Recurring Tuesday Mornings:

The Board requested more information on the request. What activity would be taking place on a weekly basis? Carried over to the next meeting.

15717 Pyrite Ct Maintenance Request:

The owners have requested maintenance on the slope in front of their home.

15727 Pyrite Ct Architectural Complaint:

It was reported that the yard was in poor condition.

2044 Turquoise Request for Documents regarding Parking:

The owner has requested written documentation of the parking rules regarding shared driveway use.

15207 Turquoise Request for Tree Trimming Request:

The owner has requested trees be trimmed for view impairment reasons. The owner will be advised the association does not trim or remove trees for this reason. No action was taken at this time.

1953 Turquoise Request for Tree Planting:

The owner has requested trees be replanted where 25 were removed and the slope be maintained better.

2445 TURQUOISE REQUEST TO WAIVE CLUBHOUSE FINE FOR AC:

The Board approved waiving the fine of \$50.00

TREE TRIMMING APPLICATIONS:

The following applications were reviewed and approved during the meeting:

- 2562 Turquoise
- 2494 Turquoise
- 2099 Halite
- 15415 Feldspar
- 15717 Pyrite
- 15717 Pyrite
- 2040 Turquoise

ARCHITECTURAL:

The Board reviewed the current applications. There was no action required by the board.

ADJOURNMENT:

Next Meeting scheduled is for November 4, 2014 @ 7:00P.M.

There being no further regular business to conduct at this time; the meeting was adjourned at 7:50 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
October 14, 2014 as approved by the Board Members in attendance at the meeting.

Secretary Elizabeth L. Finl Date 12-9-2014