

CARBON CANYON I

Homeowners Association

Regular Meeting

October 13, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, October 13, 2009 at the community clubhouse. The regular meeting was called to order at 7:10 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

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
- Ballot / Election Matters

CONSENT CALENDAR:

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

Minutes of the September 8, 2009 meeting
M/Bakke S/Howard
(Unanimous)

Financial Statements of September 2009
M/Potts S/Howard (Unanimous)

DELINQUENCY REPORT:

The Board reviewed the Delinquency Report. No action was required by the board.

COMMITTEE REPORTS:

Architectural- No report

Equestrian- Mr. Howard reported that the following service was needed at the Equestrian Stables : Gopher Treatment, Clearing of all common area drains and cut the brush above the stalls. Management will issue work orders to have the work completed.

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

CARBON CANYON I
Homeowners Association
Regular Meeting
October 13, 2009
Page 2

Financial- Jesse Cunningham reviewed the financial report with the board in open session. No issues to report at this time. There is a surplus in income of \$6000 through September 2009.

NEW BUSINESS:

2010 Budget Review / Approval – The Board discussed the budget with Mr. Cunningham. Jesse reported that the proposed budget meets the recommended allocations for the Associations General Reserve requirements and approximately 50% of the Equestrian Reserve requirements. The Draft Budget was approved with no change in the monthly assessment. The updated reserve study (On-Site) is in process at this time.

The Draft Budget was approved as submitted.
M/Howard S/Potts In-Favor/Baca
Opposed/Bakke & Keller

Fall Tree Trimming Proposal – The Board carried over 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.

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

Total Landscape Proposals:

Scalping & Rye Reseeding – The Board approved the proposal #1481 at a cost of \$1110. M/Potts S/Howard (Unanimous)

15557 Rhyolite / Homeowner Request for Reimbursement – The owner attended regarding a request for \$400 in reimbursement costs for slope adjacent to their home. The request for cleaning of the slope was not presented to the association for completion. However, TLC did look at the area after it was reported. Management will request TLC maintain the area going forward.

The Board did not make a decision on the matter and will have the landscape committee look at the area prior to making a decision.

SLOPE RESOLUTION / RESERVE LEVELS – The Board discussed and agreed this was an issue to be reviewed in a special meeting and then mailed to members for review. The matter was carried over.

PENDING TREE TRIMMING REQUESTS:

- 2025 Turquoise Circle / Mio – Issue W/O for tree trimming work to be completed by TLC
- 2517 Turquoise Circle / Stroble – Approved tree trimming at owners expense
- 2264 Olivine Dr / Smith – Approved removal of pepper tree / issue W/O
- 2016 Turquoise Circle / Palmisaro – Denied request for tree trimming at this time but will be done during Fall tree trimming.
- 15578 Dolomite / Feduska – Request carried over for committee to inspect and advise board.

SWINGSET REPAIRS – The damaged swings have been removed pending additional bids for new (up to code) swings being installed.

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 / Management getting multiple bids for replacement.
- Red ants at swing area
- Homeowner Open Session being moved to the beginning of each meeting
- Posting of draft minutes after each meeting
- Questioning the presence of Attorney at regular meeting
- Tree removals
- Management response time
- Volunteers for the landscape committee
- Pool Key Distribution

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:30 PM

Next Meeting scheduled for November 10, 2009 at 7:00 P.M.

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 October 13, 2009, as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____