

# CARBON CANYON I

## Homeowners Association

Regular Meeting  
November 13, 2007

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, November 13, 2007 at the community clubhouse. The meeting was called to order at 7:03 P.M.

### **PRESIDING OFFICER:**

President– Charlie Blank

### **QUORUM:**

**Directors present:** President– Charlie Blank, Vice President- Bill Potts, Treasurer – Jesse Cunningham Secretary – Denise Nuchols and Member at Large– Brian Howard.

**Present:** Cybil Harvey, CCAM Association Management & Support Services, Inc.

### **COMMITTEE UPDATES**

- **Architectural Committee-** Denise informed the Board that two submittals had been received since the last Board meeting. Those submittals being door replacement and landscape approval.
- **Landscape Committee-** Bill informed the Board that the overseeding had been completed. The damaged sod had been replaced at no additional cost to the Association. The monument landscaping had started and that the slopes that suffered frost damages were in the process of being repaired. A homeowner present suggested landscape lighting at the monument.
- **Equestrian Committee-** Brian gave an update the Board on all recent issues. The annual figures were one horse gained, while one horse was lost for the 2007 year. The pest control company had begun abating the trails.
- **Financial Committee-** Jesse informed the Board that currently the Association was approximately 7% or \$34,000 over budget for 2007. Water and trash were the majority factors in being over budget. Jesse explained that with the change of management companies and not having the office supplies and printing cost that the 2008 finances should be in much better condition. Jesse also discussed past budgets and assessment history.

### **MEMBERS OPEN SESSION:**

The homeowners discussed continued issues with the tennis court lights being out and vehicles parking in the common area.

### **CONSENT CALENDAR**

A motion was made, duly seconded and approved to accept the consent calendar which included the October 9, 2007 meeting minutes and the September 30, 2007 financial statements. Motion carried 4/1 Denise abstained from voting due to her absence at the October 9, 2007 meeting.

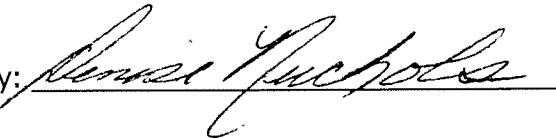
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**NEW BUSINESS:**

Management informed the Board that the Association's retained legal contract with Fiore, Racobs & Powers would shortly be expiring. After a review and discussion, a motion was made, duly seconded and unanimously approved to renew the contract with Fiore, Racobs & Powers at a cost of \$1,800.00 annually.

**ADJOURNMENT:**

There being no further business to conduct at this time; the meeting was adjourned at 8:20 P.M.

Secretary: 

Date: 12-11-07