

CARBON CANYON I

Homeowners Association

Regular Meeting

November 9, 2010

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, November 9, 2010 at the community clubhouse. The regular meeting was called to order at 7:05 P.M.

PRESENT:

Directors present: Vice President- Kris Bakke, Treasurer – Larry Keller & Member at Large- Darlene Baca

ABSENT: President– Steve Oskey & Secretary – Bill Potts

Present: Venessa Duran - Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed delinquencies and approved executive minutes of October 12, 2010

CONSENT CALENDAR:

A motion was made and duly seconded to approve the consent calendar M/ Baca S/ Bakke. Bill Potts abstained.

- Minutes of the October 12, 2010 Regular Meeting
- Financial Statements of October 2010

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Ray Lundrigan requested status on his tree trimming application.
- Mr. Twork inquired on the tree removal at 2542 & 2525 Turquoise Cir.
- The Board advised homeowner's to contact Barbara McWilliams, Equestrian Chair with questions & concerns.

COMMITTEE REPORTS:

Architectural- N/A

Equestrian- (2) new horses

Landscape- Turquoise slope needs replanting; possible liability. An inspection with the landscape committed will be determined next week.

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Financial- Larry Keller reported the association is over budget by \$5,000. The water company was not billing for several months and have invoiced for the months not paid. Overall the association is doing well.

Facilities- Security lights are out at the clubhouse; management will send a work order out to GD Electric for repairs.

OLD BUSINESS:

TLC- estimate/drain installation at playground on Feldspar- **CARRIED**

NEW BUSINESS:

Slope repairs throughout the community:

1. **TLC estimate #4097-\$650.-** Approved M/D S/L (unanimous)
2. **TLC estimate #4098-\$531.-** Approved M/D S/L (unanimous)
3. **TLC estimate #4099-\$1,020.-** Approved M/L S/D (unanimous)
4. **TLC estimate #4100-\$848.-** Approved M/L S/D (unanimous)

Tree Trimming Requests

1. **2542 Turquoise-** Request to remove pine tree- Previously Approved at the September 14, 2010 regular meeting (signature needed only). M/D S/L (unanimous)
2. **2525 Turquoise-** Request to remove (2) pine trees on the slope behind the home- Previously Approved at the September 14, 2010 regular meeting (signature needed only). M/D S/L (unanimous)
3. **2478 Limestone Ct.-**Request to have (2) pine trees removed. **CARRIED to a special meeting scheduled for November 18, 2010.**
4. **2028 Turquoise Cir.-**Request to remove pepper tree. **CARRIED to a special meeting scheduled for November 18, 2010.**
5. **1953 Turquoise Cir.-** Request to have tree trimmed behind home. **CARRIED to a special meeting scheduled for November 18, 2010.**

2011 Budget- No increase proposed dues to remain \$105 monthly. **CARRIED to a special meeting scheduled for November 18, 2010.**

Sonnenberg & Company, CPA review/tax proposal- CARRIED. Management is to inquire on the pricing from the previous year to see why it seems much higher this year and to verify the same CPA was used previously.

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ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 7:46 PM

Next Meeting scheduled for December 14, 2010 @ 7:00 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 November 9, 2010 as approved by the Board Members in attendance at the meeting.

Attending Board Member Carolene B. Bea Date 12-14-10