

CARBON CANYON I

Homeowners Association

Regular Meeting
November 8, 2011

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday November 8, 2011 at the community clubhouse. The regular meeting was called to order at 7:15 P.M.

PRESENT:

Directors present: President - Charlie Blank, Treasurer – Julie Calderon and Vice President- Kris Bakke

Absent - Member at Large- Larry Keller and Secretary – Darlene Baca

Present: Jim Parsons - Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- The Executive Minutes of September 13, 2011 were approved.
- Compliance issues
- Collection Matters / Delinquencies

ANDRE LANDSCAPE PRESENTATION:

Joe from Andre Landscape attended to update the board on the new landscape service. They are working on the following projects:

1. New Irrigation Systems
2. Andre to leave fire wood from tree trimming in the park for homeowners.

CONSENT CALENDAR:

The consent calendar has been approved and voted on as follows:

- Minutes of the October 11, 2011 Regular Meeting
- Financial Statements of October 2011
M/Calderon S/Blank (unanimous)

COMMITTEE REPORTS:

Architectural- Jesse Cunningham reported the Architectural Reporting is up to date. Four applications are in process.

Landscape – The Water Saving Irrigation Smart Controllers are being reviewed to determine their feasibility.

Equestrian- There are two new horses at the stables.

Financial – The association is under budget for the month of October by \$5419.00.

Facilities – No Report

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Common Area Driveways not being cleaned by Andres.
- Trails that have slope diversions need to be maintained. Bill Potts to meet with Joe at Andre Landscape to review the slopes.
- Slope behind 15417 Feldspar is being maintained and should not be. It is designated a natural slope.

OLD BUSINESS:

2012 Draft Budget Review – The Board approved the 2012 budget. It was agreed that some additional adjustments were needed in the reserve study regarding slope reserves and some of the zero life remaining items.
M/Blank S/Calderon

Restating of CC&Rs – The Board carried over discussion of the CC&R restatement. The board will review the questionnaire from the attorneys office for needed additional input.

Association Rules Review – The review of the rules was carried over.

Darlene Baca – Pool Rules

Charles Blank – Tennis Court Rules

Clubhouse – Julie Calderon

Clubhouse Maintenance Proposals – The Board carried over the proposals.

Janitorial Maintenance Proposals – The Board approved A1 Pools to start service as of Dec 15th if possible and cancel Cal-Swim Pool Service. M/Calderon S/Blank

2011 Year End Audit / Tax Proposals – The Board approved the audit proposal by Schonwitz & Company at a cost of \$1050. M/Blank S/Calderon

Stall Agreement Review – Many of the owners have submitted the required applications and insurance information requested. Any that have not submitted will be sent a notice to vacate the stalls.

NEW BUSINESS:

Wi-Fi Service – The Board approved sending out the Wi-Fi Notice to members in the statement. Members will be required to be in good standing to receive the access code from management.

Tennis Court Resurfacing – Carried over

Tennis Court Bench Proposal – The board approved the proposal by Kala to replace both benches at the tennis courts. Price not to exceed \$3690.00 M/Calderon S/Bakke

Cyber-Rain / Weather-Matic Controller System – The Board approved withdrawing the proposal to proceed with Cyber-Rain and proceed with Weather-Matic and Andre.

Clubhouse Painting Proposals – The Board approved KCC Painting to do the painting of the clubhouse at \$2850.00 both inside and out.

Access Entry Systems – The board tabled the project at this time.

Edison Billing Reimbursement – The reimbursement request is in process. Julie is obtaining all the back Edison Billings between 2006 through 2011, These will be submitted to CMS for reimbursement by an association they handle. Management will submit a letter requesting the total be reimbursed.

Landscape Proposals – The following Andre Landscape proposals were approved

- 68073B - \$2375
- 66958 - \$710
- 67991 - \$600
- 68073D - \$1400
- 68073C - \$4500
- 66991 - \$785 & up to \$2483 for additional work subject to J. Calderons review / approval
- 69099 - \$700 – Remove all 3 Trees
- 68164 - \$1050
- 67947 - \$150 for owner responsible tree work. Owner to pay association and HOA to pay tree service direct.

Tree Trimming Applications Reviewed / Approved – The following action was taken:

- 2465 Turquoise – Previously Approved – Awaiting original from committee
- 2466 Topaz – Approved – Awaiting original from committee
- 15238 Turquoise – Approved - Awaiting original from committee

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 9:00 P.M.

Next Meeting scheduled for December 13, 2011 @ 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 8, 2011 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____