

CARBON CANYON I

HOMEOWNERS ASSOCIATION

Regular Meeting
November 10, 2015

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday November 10, 2015 at the Community Clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:04 P.M.

MINUTES:

The regular session minutes from the prior meeting, held on October 13, 2015, was approved with no corrections. Charlie 1st, Elizabeth 2nd, all were in favor. Approval passes by majority.

PRESENT:

Directors present: President – Darlene Baca, Vice President – Bill Potts, Treasurer – Charlie Blank, Secretary – Elizabeth Friel and Member at Large - Meta Vanderwerff

Viki Valenzuela was present representing Association Management & Support Services, Inc.

ANDRE LANDSCAPE REPORT:

Jeff Bohler and Chico Pichardo from Andre Landscape attended the open meeting. A landscape report was submitted and read by Jeff Bohler.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Legal Encroachment Issues

FINANCIAL REVIEW:

Financial & Bank Statements reviewed at AMSS by the following representatives

Treasurer – Charlie Blank & AMSS Accountants – Linda Marruffo and Cindy Jacobo

Charlie reported that the financials were in good sound order and in great shape. Board unanimously approved the October 2015 financials subject to audit.

COMMITTEE REPORTS:

Architectural – There were two applications approved. 15306 Turquoise – Re-landscape & 15435 Feldspar – exterior painting.

Equestrian – There are (17) seventeen stables rented. Charlie took care of “El Nino” plan discussed last month with Ramon Construction - Cleaning gutters, adding railroad ties to secure areas and sandbagging certain areas.

Financial – Charlie reported no movement other than we earned some interest. Water bill is still high due to charging more. Reserves are in good standing shape.

Tennis Court Committee – No Report

Pool Committee – No Report

Landscape Committee – Andre reported that they were still working on the requested slope bids. Board requested that Andre get out extra guys to clean out all the V-Ditches within the community. To clear all the trails. All Swells need to be cleared right away.

NEW BUSINESS:

- Please ask Landscapers to review drainage at Turquoise and Azurite.
- Email flood insurance to Charlie.
- Bill to re-send all landscape bids to Board for review.
- Board addressed dog park inquiries with owners. Due to liability concerns, there will be no dog park. Board has checked with both Attorney and Insurance.
- Homeowner request – 2553Turquoise – Trees need to be trimmed. Big branches are hanging over fence.
- Get turf removal reservation number from Andre Landscape.

ARCHITECTURAL APPLICATIONS:

The Board reviewed two applications and approved them.

LANDSCAPE PROPOSALS:

Board unanimously approved the following proposals:

- Andre Bid# 128511 for \$9685.00 – Slope prevention 2nd bid.
- Andre Bid# 128517 for \$16785.00 – Slope prevention planting and installation of plants and jute netting
- El Sol Bid# 112151107 for \$9477.00 – El Nino slope prevention
- Andre Contract No. 68287R for \$29,345.00 - Wathermatic Smartline Irrigation Timers community wide
- Andre Contract No. 20201815 for \$26,507.00 - Landscape turf removal and water saving plants installed
- Andre Auth#127087 for \$1210.00 - install plants (TBD) 2466 Topaz (back Hillside)
- El Sol No. 11215958 for \$ 530.00 - 2254 Olivine Drive - Trim trees on back slope

- El Sol No. 102615502 for \$ 300.00 - 2530 Turquoise Cir, trim & thin on Cedar Tree and Skirt up One Jacaranda Tree near side walk

OLD BUSINESS:

2016 BUDGET:

Is completed and will go out to the members before end of November 2015. Board approved a no increase budget.

DOG PARK AT CLUBHOUSE ARENA:

Board addressed dog park inquiries with owners. Due to liability concerns, there will be no dog park. Board has checked with both Attorney and Insurance.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:30 P.M. Next Meeting scheduled for December 08, 2015 following executive session.

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 10, 2015 as approved by the Board Members in attendance at the meeting.

Secretary *Cynthia J. Friel* Date *Dec. 8, 2015*