

# CARBON CANYON I

## Homeowners Association

Regular Meeting  
November 13, 2012

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday November 13, 2012 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

### **PRESENT:**

**Directors present:** President - Charlie Blank, Treasurer – Julie Calderon, Member at Large- Meta Vanderwerff and Secretary – Elizabeth Friel.

Absent - Vice President – Darlene Baca

**Present:** Jim Parsons was present representing Association Management & Support Services, Inc.

**Andre Landscape** –Representatives from Andres attended to report on the landscape work within the community.

### **EXECUTIVE MEETING DISCLOSURE:**

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Legal Matters

### **CONSENT CALENDAR:**

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

- Regular Meeting Minutes of the October 9, 2012
- Financial Statements of October 2012  
M/Blank S/ Friel (unanimous)

### **COMMITTEE REPORTS:**

**Architectural** – One application was denied and two were approved in October.

**Equestrian**- One horse had to be put down and stall 29&30 will be lost. There will be 17 stalls total for rental income.

**Financial** – The association is over budget for the month.

**Facilities** – No Report.

**Tennis Court Committee** – No Report.

### **MEMBERS OPEN FORUM:**

Owners were present to address the Board on various issues in the community including:

**15560 Feldspar** – The owner reported termite damage to her home. Mr. Blank to drop the application off at the office of AMSS for submittal to the Architectural Committee.

**15397 Feldspar** – The owner attended to give the board an update on slope issues he had discussed with Andre.

### **OLD BUSINESS:**

**Restating of CC&Rs** – The Board carried over the CC&R / By-law restatement & Rules Review. A date will be set to meet with the attorney to discuss the final draft and mailing to members.

**Association Rules Update / Review** – The board has drafted updated rules for the clubhouse, Pool, Tennis Courts and Equestrian Center. The drafted rules review was carried over.

**Restroom Upgrades** – A bid for the upgrades is being obtained from the handyman. The existing bids were carried over. CAL Bath / Kala Construction

**NEW BUSINESS:**

**2013 Budget Review / Approval** – The board approved the Regular and Equestrian budgets for 2013. The regular budget was increased \$10.00 per home to \$115.00 per month effective Jan 1<sup>st</sup> 2013. The equestrian budget remained at \$80.00 per month. M/Calderon S/Blank( Unanimous)

**Landscape Proposals**

Mrs Calderon requested the following proposals be carried over

- 81624 – \$1050.00 / Carried Over
- 81625 - \$750.00 / Carried Over
- 81626 - \$2300.00 / Carried Over
- 81627 - \$750.00 / Carried Over
- 78070 - \$400.00 & \$720.00 / Carried Over

**Asphalt Slurry Proposals** – The board agreed the pool area parking lot would be

**Pool Service Proposal** – The board carried over the proposal.

**Jubilee Janitorial Service** - The board carried over the proposal.

**Tree Trimming Applications:**

**2244 Turquoise** – The Board approved the application – Work is completed.

**15424 Turquoise** – Waiting for a proposal from Andre Landscape prior to approving – Carried over

**2545 Turquoise** – Waiting for proposal from Andre Landscape

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 7:50 P.M.

Next Meeting (Annual) scheduled for December 11, 2012 @ 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 13, 2012 as approved by the Board Members in attendance at the meeting.

Secretary \_\_\_\_\_ Date \_\_\_\_\_