

CARBON CANYON I

Homeowners Association

Regular Meeting
November 10, 2009

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, November 10, 2009 at the community clubhouse. The regular meeting was called to order at 7:20 P.M.

PRESENT:

Directors present: President– Darlene Baca, Vice President- Brian Howard, Member at Large – Kris Bakke, Secretary – Bill Potts, and Member at Large- Larry Keller

Treasurer – Jesse Cunningham

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

EXECUTIVE MEETING DISCLOSURE:

The Board disclosed there was an executive meeting conducted to discuss the following:

- Delinquency matters
- Compliance Issues
- Approval of Minutes
- Ballot / Election Matters
- Member request for reimbursement

CONSENT CALENDAR:

A motion was made, duly seconded and unanimously approved to accept the consent calendar:

Minutes of the October 13, 2009 meeting
M/Howard S/ Bakke
(Unanimous)

Financial Statements of October 2009
M/Potts S/Bakke (Unanimous)

DELINQUENCY REPORT:

The Board reviewed the Delinquency Report. No action was required by the board.

COMMITTEE REPORTS:

Architectural- No report

Equestrian- Mr. Howard reported that the stalls are at approx 50% occupancy and the center is running smoothly.

Landscape- Mr. Bakke & Potts are reviewing the pending arborist bids and contacting potential volunteers for the landscape committee. Owners were advised to contact management if they had any questions regarding maintenance responsibility on their property. Owners should not do work and then bill the association for the work.

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Financial- Jesse Cunningham reviewed the financial report with the board in open session. As of 10/31 the association is \$19,000 better than budget due to interest income. There is a possibility of the water billing being \$2000 over budget by the end of the year.

NEW BUSINESS:

Fall Tree Trimming Proposal – The Board approved the proposal for multiple tree trimmings in the community at a cost of \$9855. The Board carried over the bid pending review by the tree trimming committee.

Arborist Proposals – The Board is still reviewing the proposals so carried over the proposals from Total Landscape, Treesmith Enterprises, and CLS Landscape Management.

Clubhouse Bulletin Board – The Board approved a replacement “Outside” Two Door 24” High by 36” Wide cork backed “Outdoor” bulletin board at the clubhouse at a cost of \$235 plus installation.

M/Howard S/Bakke
(Unanimous)

Total Landscape Tree Trimming bid #1274 @ 2347 & 2351 Scoria

The board approved the trimming of the volunteer trees at a cost of \$2352

M/Bakke S/Keller
(Unanimous)

Personal Touch Janitorial Comparison Bid – Management presented a bid for janitorial services to the board. Management will get the exact specifications for the current janitorial service and send to Personal Touch for a revised bid on all services. In addition, the tennis courts need to be part of Personal Touches proposal. The matter was carried over.

Updated Reserve Study (Regular & Equestrian) – Management will send the updated study and Disclosures in a future statement mailing.

SWINGSET REPAIRS – The damaged swings have been removed pending additional bids for new (up to code) swings being installed. Management is obtaining a second bid for repair and replacement options for the equipment.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Swings in parks are in bad shape – Need to be fixed and/or replaced – Park at Rhyolite & Feldspar / Management getting multiple bids for replacement.
- Newsletter
- Horse Occupancy
- Web-Site Issues
- Drinking Fountain not working
- Mail Slot at office
- Motor Home on Pyrite
- Traffic Lights at entrances
- Solar Lighting at entrances.
- Patrol / Inspection process in community.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:00PM

Next Meeting scheduled for December 8, 2009 @ 7:00 P.M.

SECRETARY CERTIFICATION

I Bill Potts, appointed Secretary of The Carbon Canyon Homeowners Association, do hereby certify 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, 2009 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____