

# CARBON CANYON I

## Homeowners Association

Regular Meeting  
December 11, 2012

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday December 11, 2012 at the community clubhouse. The regular meeting was called to order at 7:30 P.M.

### **PRESENT:**

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

Absent - President - Charlie Blank Vice

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

**Andre Landscape** –Andre Landscape did not attend due to the Annual Meeting.

### **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 November 13, 2012
- Financial Statements of November 2012  
M/ Calderon S/Friel (unanimous)

### **COMMITTEE REPORTS:**

**Architectural** – No Report

**Equestrian**- No Report

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

**Facilities** – No Report.

**Tennis Court Committee** – No Report.

### **MEMBERS OPEN FORUM:**

There was no open session.

### **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. A proposal from the handyman has been requested.

**NEW BUSINESS:**

**Landscape Proposals**

Mrs. Calderon requested the following proposals be carried over

- 82491 - \$1472.37 / Carried Over
- 82010 - \$8030.00 - Option 1 & \$6880.00 - Option 2
- 77965 - \$315.00 / Carried Over
- 77154 - \$1723.00 / Carried Over
- 82517 - \$225.00 / Carried Over
- 82518 - \$200.00 / 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 completed on the following dates:  
Asphalt Repairs to be completed 12/14/12 & Slurry to be completed 1/2/12

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

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

**Tree Trimming Applications:**

**15424 Turquoise** – Carried over

**2545 Turquoise** – Board did not approve the application as the requested trimming should be part of the regular annual trimming. Management to make sure tree is included on Andres punch list of trees scheduled for trimming.

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 7:45 P.M.

Next Meeting (2nd Call Annual) scheduled for January 8, 2013 @ 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 December 11, 2012 as approved by the Board Members in attendance at the meeting.

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