

# CARBON CANYON I

## Homeowners Association

Regular Meeting

December 8, 2009

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, December 8, 2009 at the community clubhouse. The regular meeting was called to order at 7:10 P.M.

### **PRESENT:**

**Directors present:** President– Steve Oskey, Treasurer – Larry Keller, and Member at Large- Darlene Baca

Absent: Vice President- Kris Bakke, & Secretary – Bill Potts

**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 Executive Minutes
- Member request for reimbursement
- Member reimbursement matters

### **CONSENT CALENDAR:**

A motion was made, duly seconded and unanimously approved to accept the consent calendar. M/Keller S/ Oskey  
(Unanimous)

- Minutes of the November 10, 2009 meeting
- Financial Statements of November 2009

### **DELINQUENCY REPORT:**

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

### **COMMITTEE REPORTS:**

**Architectural-** Jesse Cunningham reported there were two applications submitted in November.

**Equestrian-** It was reported that there is a new horse in the Equestrian Center. In addition, Larry Keller reported that there were currently two horses in the Summit stable which, were occupying stalls but not being paid for according to the equestrian report in the board pack. The horses were in stalls 21 and 18. Additionally there is a trailer parked at the summit facility in space #4 which is not being billed for its use. Management will make sure this is corrected and the individuals billed for the use of the stalls and trailer parking spaces.

There was also mention of moving the equestrian gate behind the Tennis courts for unobstructed handicap access to the clubhouse, Tennis courts, and pool.

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**Landscape**- No Report

**Financial**- Larry Keller reported the association is approximately \$21,000 better than budget year to date. However, the association was over budget in the use of water for the year.

**NEW BUSINESS:**

**Lien Approvals** – There were no liens to approve at this time.

**Clubhouse Bulletin Board** – The Board approved a replacement “Outside” Single Door 24” High by 36” Wide “Outdoor” bulletin board at the clubhouse at a cost of \$324 plus \$150.00 for installation.

M/Baca S/Oskey  
(Unanimous)

**Arborist Proposals** – The Board carried over the arborist proposals.

**Total Landscape Tree Removal – Feldspar & Scoria**

The Board carried over the proposal pending review by the Landscape Committee.

**Total Landscape Solar Panel Removal**

The Board approved \$160 to remove the non-functioning solar panels from the clubhouse roof. If there are any leaks, the association will expedite the leaks

being fixed. M/Oskey S/Keller  
(Unanimous)

**Pet Waste Stations** – The board reviewed installing 4 pet waste stations in the four parks at a cost of \$345.00 per station plus installation. The board carried over the matter pending additional bids or input from Lundrigan.

**Personal Touch Janitorial Comparison Bid** – Management presented a revised bid for janitorial services to the board from Personal Touch. The matter was carried over to review in Executive Session.

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

**Clubhouse Restroom Toilet Replacement** – The board discussed the issue of installing new toilets. It was agreed it was not needed so the matter was

tabled. Management will provide the bid already requested for informational purposes only.

**Swing-Set Repairs** – The board reviewed the options of just fixing what was existing at \$2,050 or replacing the equipment with all new up to code equipment for substantially higher cost. It was agreed that management would have Dave Bang & Associates provide a more detailed bid eliminating the additional equipment. The cost for one park equipment replacement was \$23,276.89. The matter was carried over.

**Safety Lock on Pool Gate** – Management will obtain a bid to install a cylinder type mechanism on the pool gate so individuals cannot reach in from outside and open the gate. The keyed gate currently prevents exiting the pool unless one uses their pool key.

**Association Phone Log** – AMSS has started a separate log for Carbon Canyons calls to help improve tracking of all calls by homeowners.

**Posting Minutes** – The board approved posting minutes within 10 days after the regular meeting date. Management to provide a draft within 7 days to the board at which time the board will review and/or approve the minutes for posting on the community web-sites. M/Oskey S/Keller Opposed/Baca

**MEMBERS OPEN FORUM:**

The following issues were discussed in open session:

- Swings in parks
- Newsletter
- Request for open session at the beginning of the meeting
- ~~Executive Disclosure~~
- Postings for special meetings
- Web-Site Issues Cost vs. benefit
- Rocks and cement on trail along Dolomite. Larry and Steve to investigate & report back to board.

**ADJOURNMENT:**

There being no further regular business to conduct at this time; the meeting was adjourned at 8:45 PM

Next Meeting scheduled for January 12, 2010 @ 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 December 8, 2009 as approved by the Board Members in attendance at the meeting.

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