

CARBON CANYON I

Homeowners Association

Regular Meeting
February 12, 2008

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, February 12, 2008 at the community clubhouse. The meeting was called to order at 7:05 P.M.

PRESIDING OFFICER:

President– Charlie Blank

QUORUM:

Directors present: President– Charlie Blank, Vice President- Bill Potts, Treasurer- Jesse Cunningham and Secretary – Denise Nuchols

Present: Cybil Harvey, CCAM Association Management & Support Services, Inc.

ABSENT

Member at Large– Brian Howard

COMMITTEE UPDATES

- **Architectural Committee-** Denise reported that there was one submittal since the last meeting that would be look at that week. There was also work noted in the community that did not have submittals
- **Landscape Committee-** Bill informed the Board that the tree trimming had started and would be completed within a week. The annual color at the monument would be completed once spring flowers were available and that a list of plants damaged by frost would be submitted by total.
- **Equestrian Committee-** This update was tabled due to Bryan’s absence.
- **Financial Committee-** Jesse informed the Board that as of January 31, 2008 the financials were accurate and that water is down to \$4,000, \$3000 ahead of budget. The reimbursement offered by Action Property Management was also explained at this time.

MEMBERS OPEN SESSION:

The homeowners discussed: Equestrian subsidy, Equestrian rentals, slope failure reserve item, election procedure, pet waste in the park area, possible installation of a Fido Kit in the park area.

CONSENT CALENDAR

A motion was made, duly seconded and approved to accept the consent calendar, which included the January 8, 2008 meeting minutes and the January 2008 financial statements- subject to audit. Motion carried 3/1. Denise abstained from voting.

**CARBON CANYON I
Homeowners Association
Regular Meeting
February 12, 2008
Page 2**

NEW BUSINESS:

Audit Proposals- A motion was made, duly seconded and unanimously approved to accept a proposal from Soninburg at a not to exceed price of \$1,350.00.

Insurance Renewal- After a review and discussion a motion was made, duly seconded and unanimously approved to accept the advise from RobCo and renew all policies in July.

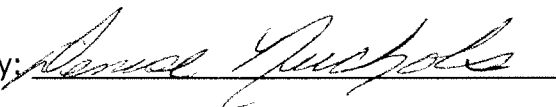
Prior Management Reconciled Billing- After a review and discussion a motion was made, seconded and unanimously approved to accept the reconciled billing from Action Property Management.

Collection Policy- The Board reviewed the current collection policy with Fiore, Racobs and Powers as well as the firm of SBS Lien Services. After a review and discussion a motion was made, seconded and unanimously approved to continue with Fiore, Racobs & Powers for collection matters.

Equestrian Contract- The matter of allowing non-residents to rent the stables was brought up at this time. The Board agreed with the letter provided by legal council that the issue posed a great liability on the Association and the matter was deemed resolved.

ADJOURNMENT:

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

Secretary: 

Date: 2-11-08

