

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
January 12, 2021

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on January 12, 2021 via Zoom.

REGULAR MEETING CALL TO ORDER:

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:07 PM.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues in Executive Session prior to the General Session Meeting:

- Approval of Executive Minutes
- Delinquencies
- Violation Matters
- Miscellaneous owner requests/complaints

PRESENT:

Directors Present:

President – Darlene Baca
Vice President – Meta Vanderwerff
Treasurer – Charlie Blank
Secretary – Bill Verstynen
Member at Large – Kathy Spencer

Trisha Maza was present representing Association Management & Support Services, Inc

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of December 8, 2020.
M/Baca S/Vanderwerff

The Board approved the Annual Meeting Minutes of December 8, 2020.00
M/Baca S/Verstynen

REVIEW OF FINANCIALS:

The Board reviewed the financials of December 2020.

The Board discussed removing the Association funds from Pacific Premier Bank and depositing them into another bank. The Board will discuss again in February.

OPEN SESSION:

One homeowner was present.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended via teleconference to discuss any concerns that the Board or any homeowners may have. Discussed various landscape issues in the community. A board

member reported there is a tree near 2525 Turquoise that appears to be leaning and may need to be removed. Jesus will look and advise the board at their meeting in February.

COMMITTEE REPORTS:

Architectural – One architectural application was submitted in the month of December and it has been approved.

Equestrian – Kathy Spencer will take over as the equestrian board liaison. Mrs. Spencer will be collecting updated waiver forms for all owners who have horse in the equestrian area. There was a discussion that all equestrian utilities will be paid out of the equine operating account, however if any infrastructure repairs for the equine area need to be made, those repairs will be paid out of the HOA reserve account. M/Blank S/Baca

Tennis Court Committee – Kathy Spencer will also take over as tennis court liaison.

Pool Committee – The Board discussed the possibility of not having pool monitors for the summer of 2021. The Board will discuss again at the meeting in February and decide regarding this issue.

Landscape Committee – El Sol was in attendance to discuss any landscape concerns. The following tree requests were reviewed by the Board: 2217 Olivine and 15338 Cinnabar.

NEW BUSINESS

- El Sol Proposal #: 122420153 – A motion was made and passed unanimously to approve a proposal to remove one (1) Ficus, one (1) Silk Oak tree and one smaller tree planted on the wrong area of the slope behind 2217 Olivine. M/Blank S/Baca
- El Sol Proposal #: 16211213 – A motion was made and passed unanimously to remove (1) Pine tree near 2494 Turquoise that was planted too close to the owners property. M/Blank S/Baca
- El Sol Proposal #: 122420209 – A motion was made and passed unanimously to remove pavers, remove tree roots, level and grade soil and install new pavers at 2494 Turquoise due to tree roots damaging owner property. M/Blank S/Baca
- El Sol Proposal #: 16211219 – A motion was made and passed unanimously to install new plant material on the slope at 2206 Turquoise. M/Blank S/Baca
- El Sol Proposal #: 121120257 – A motion was made and passed unanimously to remove one (1) large Poplar tree on the slope between 1958-1964 Turquoise. M/Blank S/Verstynen
- VanDerPol & Company Audit and Tax proposal for year-end December 31, 2020 was reviewed. A motion was made and passed unanimously to have VanDerPol preform the annual audit and tax preparation. M/Baca S/Blank
- The Board reviewed a request submitted by a homeowner to have the pool heat turned on earlier in the year. The Board will have the pool heat turned on at the beginning of April and they will leave the heat on until the end of November. M/Blank S/Baca
- Board Member Kathy Spencer presented a slide show to the Board showcasing some of the benches in the community that need to be repaired. The information will be included in the next board packet for the February meeting.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 8:07 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 January 12, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____