

**CARBON CANYON**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**February 9, 2021**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on February 9, 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 January 12, 2021 subject to management correcting info on El Sol proposal #121120257.  
M/Baca S/Vanderwerff

**REVIEW OF FINANCIALS:**

The Board reviewed the financials of January 2021.

**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. Jesus advised the Board that tree trimming would be completed in the following week. There was a discussion regarding a tree that is located between 2539 & 2533 Turquoise that is on the HOA's slope. Landscape committee members will look at the tree along with El Sol to determine if the tree should be removed. There is a Pepper tree at 2360 Gypsum that an owner had reported needed to be trimmed. A motion was made and passed unanimously to have El Sol trim the tree for a NTE amount of \$300.00. M/Blank S/Baca

## **COMMITTEE REPORTS:**

**Architectural** – No new updates.

**Equestrian** – Kathy Spencer advised the Board she was able to set up a spreadsheet with all horse boarder information including new waiver forms. The new shed the Association purchased has been installed.

**Tennis Court Committee** – No new updates.

**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 March 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: 2091 Halite and 2434 Turquoise.

## **NEW BUSINESS**

- El Sol Proposal #: 12721745 – A motion was made and passed unanimously to approve the replacement of 6-Hunter I-20 and replace sprinkler guards that have been damaged in the horse arena. M/Vanderwerff S/Spencer
- El Sol Proposal #: 12721758 – A motion was made and passed unanimously to remove (1) Pine tree and thin out (1) Eucalyptus tree near 2091 Halite. M/Baca S/Verstynen
- El Sol Proposal #: 12721805 – A motion was made and passed unanimously to remove (1) large Eucalyptus tree that was damaged by a windstorm across from 15341 Turquoise. M/Blank S/Spencer
- El Sol Proposal #: 11821835 – A motion was made and passed unanimously to install 2–15-gallon trees at the top slope of 15693 Pyrite. Approval subject to an inspection by landscape committee members Mr. Blank and Mr. Verstynen. The members will determine if the trees need to be installed. M/Blank S/Vanderwerff
- ABI Attachments Proposal #: QO355906 – A motion was made and passed unanimously to purchase new rakes for the equestrian area. M/Vanderwerff S/Blank
- ABI Attachments Proposal#: QO355907 – A motion was made and passed unanimously to purchase new blades for the equestrian area. M/Baca S/Spencer
- Trueline Construction & Surfacing Proposal #: 5717 – The Board review a proposal to convert the tennis court off Feldspar to a pickleball court. The proposal was tabled until the March meeting.
- Zaino Tennis Courts Proposal#: 21-13523-R – A proposal to convert the tennis court off Feldspar to a pickleball court. Proposal tabled to the March meeting.
- Management to get a legal opinion from the Associations attorney to see if there would be any issue with this and also to send out a survey to see how many owners would be interested in this.
- The Board reviewed the proposed “Park Beautification Presentation” that was provided by Kathy Spencer. The proposal is to update the park benches and tables in the community. This was table for the March meeting to give board members time to go and look at all the benches themselves. New proposals to be reviewed at March meeting.

**ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 8:12 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 February 9, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: \_\_\_\_\_

Date: \_\_\_\_\_