

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

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on March 9, 2021 via Zoom.

REGULAR MEETING CALL TO ORDER:

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:11 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 February 9, 2021. M/Baca S/Verstynen

REVIEW OF FINANCIALS:

The Board reviewed the financials of February 2021.

The Board reviewed the draft audit prepared by VanderPol & Company. A motion was made and passed unanimously to approve the draft audit for year-ending 12-31-2020. M/Blank S/Baca

OPEN SESSION:

Four homeowners were present. One homeowner requested the Board revisit the Dog Park request as well as look into the stain on the bottom of the pool. The Board advised the owner the Dog Park request would be taken into consideration and would be tabled until the April meeting. The Board also advised the owner that the stain on the bottom of the pool would be cleaned once the ducks leave this year. The pool will be drained and cleaned. In the meantime, the Board asked the owner to investigate ways to deter the ducks from coming into the pool area.

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 an owner had requested that mulch be added to the equestrian trail that starts at Turquoise and leads to Rhyolite Park. Jesus advised the mulch would be free of charge to the HOA. The Board approved this request.

COMMITTEE REPORTS:

Architectural – No new updates.

Equestrian – The Board reviewed proposals for the equestrian, listed under “New Business”

Tennis Court Committee – No new updates.

Pool Committee – A motion was made and passed unanimously to hire pool monitors for the 2021 summer, however their hours would be modified to 9a-11am, 7 days per week. M/Baca S/Vanderwerff

Landscape Committee – El Sol was in attendance to discuss any landscape concerns. The following tree requests were reviewed by the Board: 2477 Limestone & 2306 Turquoise.

NEW BUSINESS

- El Sol Proposal #: 22421909 – A motion was made and passed unanimously to approve the trimming of (1) Pine tree and cut other trees that are hanging behind 2477 Limestone. M/Blank S/Baca
- El Sol Proposal #: 3121504 – A motion was made and passed unanimously to remove (1) California Pepper tree that is leaning and at risk of falling between 2533-2539 Turquoise. M/Spencer S/Blank abstain/Vanderwerff
- El Sol Proposal #: 22421859 – A motion was made and passed unanimously to trim (1) California Pepper tree behind 1958-1962 Turquoise. M/Baca S/Blank
- El Sol Proposal #: 103020624 – A motion was made and passed unanimously to trim the top of Oak tree reducing the crown size to 50% (option B). M/Blank S/Vanderwerff
- A motion was made and passed unanimously to install 3 hand sanitizers. One to be installed inside the clubhouse and the other two inside each restroom in the pool area. M/Blank S/Baca Management to ask about installing these outside and how long they would last being outside.
- The Board reviewed information on replacing the soap dispensers in each restroom in the pool area. Management to find out the life expectancy on a dispenser that is touch free.
- A motion was made and passed unanimously to replace 4 shed roofs, doors and level at the equestrian arena. M/Blank S/Spencer
- A motion was made and passed unanimously to approve leveling and repairing the arena area at the equestrian center. M/Blank S/Spencer

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 8:17 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 March 9, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____