

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
MINUTES
July 13, 2021

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on July 13, 2021, via Zoom.

REGULAR MEETING CALL TO ORDER:

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:00 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

PRESENT:

Directors Present:

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

Absent:

Treasurer – Charlie Blank

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

APPROVAL OF MINUTES:

The Board approved the Regular Minutes of June 8, 2021.
M/Verstynen S/Vanderwerff

REVIEW OF FINANCIALS:

The June 2021 financials were not yet available, management to email them to the Board once completed.

OPEN SESSION:

Eight (8) homeowners were present. Jane DeFrank was in attendance to discuss the upcoming National Night Out. National Night Out is scheduled for August 3rd. Jane is having flyers handed out to the membership regarding the upcoming event. Mr. Verstynen will open the clubhouse that evening and also help set up tables and chairs. One homeowner had an inquiry about having a dog park installed. The Board advised the issue has been tabled for now, however if the owner wanted to bring a proposal to the next meeting they could do that.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended via teleconference to discuss any concerns that the Board or any homeowners may have. The board discussed the newly installed trash containers at the tow parks and the stable area. Jesus advised that if the Board supplies the trash liners his crew can empty the trash containers for the Association.

COMMITTEE REPORTS:

Architectural – Two applications were submitted in the month of June. Both were currently pending.

Equestrian – No new updates at this time.

Tennis Court/Pickleball Committee – Mrs. Spencer shared a recap of the Pickleball demonstration that was held in the community on June 27, 2021.

Pool Committee – No new updates at this time.

Landscape Committee – El Sol was in attendance to discuss any landscape concerns.

NEW BUSINESS

- El Sol Proposal #: 70221248 – A motion was made and passed unanimously to approve replacing the stainless-steel enclosure on the slope between 1962-1958 Turquoise. M/Verstynen S/Baca
- El Sol Proposal #: 7221246 – A motion was made and passed unanimously to approve replacing the itches of the two gates to the arena and reinforce them with welding them to the posts. M/Vanderwerff S/Spencer
- A motion was made and passed unanimously to have El Sol repair a small area of the wood fence in the arena area, repair NTE \$200.00. M/Baca S/Verstynen
- Handy Randy's Home Repairs proposal dated 7/1/2021 – A motion was made and passed unanimously to grind down uneven sidewalk near the Feldspar Park. M/Baca S/Verstynen
- A motion was made and passed unanimously to replace one of the current swings at the Feldspar Park with a bucket swing for smaller children. Mrs. Spencer will also look into installing a 3rd swing in that area as well so there can be 2 regular sized swings and one bucket swing. M/Vanderwerff S/Baca
- National Night Out – Management to communicate with owner who is helping with National Night Out that this can be held at the clubhouse only if the clubhouse is reopened by that point (August).
- Discussion regarding reopening the clubhouse. A motion was made and passed unanimously to reopen the clubhouse as of July 19, 2021. The Association will post notices at the front entrance about wearing masks, etc.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:51 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 July 13, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____