

**CARBON CANYON**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**August 10, 2021**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on August 10, 2021, via Zoom.

**REGULAR MEETING CALL TO ORDER:**

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:06 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  
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 July 13, 2021.  
M/Vanderwerff S/Spencer

**REVIEW OF FINANCIALS:**

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

**OPEN SESSION:**

Eight (8) homeowners were present. A few owners were in attendance to request that the Feldspar tennis court add more “Pickleball Courts”. Currently there is only one court, so owners are having to sometimes wait while other owners finish in order to play. A proposal was brought to the Board to add 2 more “Pickleball Courts” so that there would be a total of 3 courts to play Pickleball. A few owners also requested the Association add a dog park to the community. One owner had a question about completing necessary weed abatement. Management to send a work order to El Sol to inspect this. Another owner proposed adding more doggie waste stations in various areas of the community as well as doggie watering stations.

## **LANDSCAPE REPORT:**

None provided at this meeting.

## **COMMITTEE REPORTS:**

**Architectural** – One new application was submitted and it was approved.

**Equestrian** – Mrs. Spencer gave an update on the equine area. It was proposed that the rails around the arena be replaced with new railing and any gates be repaired. Mrs. Spencer to obtain proposals for both items.

**Tennis Court/Pickleball Committee** – A proposal to purchase (3) portable Pickleball nets was brought to the board.

**Pool Committee** – Pool monitors will continue through Labor Day.

**Landscape Committee** – An owner at 15252 Turquoise submitted a request for two (2) Pine trees to be removed near his home. The Board discussed this request, and it was denied due to the trees being a safe distance from the home. M/Blank S/Spencer

## **NEW BUSINESS**

- El Sol Proposal #: 8221645 – A motion was made and passed unanimously to install new annual color on all existing flower bed areas in the community. M/Blank S/Spencer
- El Sol Proposal #: 72821142 – A motion was made and passed unanimously to approve removing and replacing a section of concrete at the Feldspar tennis court. M/Baca S/Vanderwerff
- El Sol Proposal #: 80421338 – A motion was made and passed unanimously to approve removing a portion of grass in front of the clubhouse and installing new drought tolerant plants to match what is already in front of the clubhouse. M/Baca S/Spencer Nay/Verstynen
- El Sol Proposal #: 8421332 – A motion was made and passed unanimously to remove (1) one large Pine tree at the entrance of Feldspar near the light pole. M/Blank S/Baca
- El Sol Proposal #: 8421328 – A motion was made and passed unanimously to remove (2) two large Pine trees at the backside of 15563 Feldspar. Approval contingent on the homeowner giving their ok, Mr. Blank to speak to the owner. M/Blank S/Baca
- Doggie Bag Waste Stations – A motion was made to purchase and install 7 new doggie waste stations through-out the community. The Board discussed the motion and this was tabled until further information on exact locations of current waste stations and where these new stations would be placed could be provided.
- Legacy Concrete Proposal to remove and replace concrete at the Feldspar tennis court was denied.
- Handy Randy's Home Repairs Proposal to remove and replace concrete at the Feldspar tennis court was denied.
- Lighting Repairs – A motion was made and passed unanimously to have Action Electric repair the timers and GFI switch at the Feldspar court. M/Baca S/Vanderwerff
- Pickleball – A motion was made and passed unanimously for the Association to purchase 3 portable Pickleball nets for an amount NTE \$432.00. The nets will be set up at the Feldspar tennis court to add addl' Pickleball courts to the area. M/Blank S/Baca Nay/Verstynen

**ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 8:21 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 August 10, 2021 as approved by the Board Members in attendance at the meeting.

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

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