

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

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

**REGULAR MEETING CALL TO ORDER:**

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:01 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

**Absent:**

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 September 14, 2021.  
M/Vanderwerff S/Blank

**RESTATED CC&R BALLOTS:**

At the time of the meeting held on October 12, 2021 only 70 ballots had been received by management. The balloting period will be extended for another 30 days. Management to send out a reminder flyer to the membership reminding them to please turn in their ballots if they had not already done so.

**REVIEW OF FINANCIALS:**

The September 2021 financials were not available at the time of the Board meeting, management to email them to the Board once available.

**OPEN SESSION:**

Two (2) homeowners were present.

**LANDSCAPE REPORT:**

El Sol Landscape representative, Jesus, attended to discuss any concerns that the Board or any homeowners may have.

### **COMMITTEE REPORTS:**

**Architectural** – Architectural committee gave their report on any applications for the month of August.

**Equestrian** – Equestrian committee gave an update/report on their equestrian arena.

**Tennis Court/Pickleball Committee** – Tennis Court/Pickleball committee gave their report for the tennis court/pickleball areas.

**Pool Committee** – Pool Committee gave an update on the pool area.

**Landscape Committee** – Landscape Committee provided a report updating members.

### **NEW BUSINESS**

- El Sol Proposal #: 10521752 – The Board reviewed & approved a proposal to have El Sol perform the annual winter tree trimming. M/Blank S/Verstynen
- El Sol Proposal #: 80421338 – The Board approved installing two automatic water feeders, one at the old clubhouse stable and the 2<sup>nd</sup> at the oldest stable. M/Baca S/Blank Nay/Verstynen
- El Sol Proposal #: 90921737– The Board approved a proposal to remove brush and weeds behind 2050 Halite. M/Blank S/Baca
- El Sol Proposal #: 101221222 – The Board approved the removal of one (1) large Pine tree between 15398-15396 Feldspar. M/Blank S/Verstynen
- El Sol Proposal #: 101221231 – The Board approved the removal of dead shrubs behind 2434 Turquoise. M/Blank S/Verstynen
- One Stop Pool Proposal #: S4MDV-T55XX-WQCXT-YJE2H – The Board reviewed a proposal to replace the pool heater. Management to obtain a comparison quote.
- All American Plumbing Proposal #: 20296165 - The Board reviewed a proposal to install a new water heater at the clubhouse. Proposal tabled.
- Partners Plumbing Proposal #: 7164 – The Board reviewed a proposal to install a new water heater at the clubhouse. Proposal tabled.
- Management to obtain a proposal for a water heater from Home Depot. Will table issue until November meeting.
- Advanced Painting and Wood Repair Proposal – The Board reviewed a proposal to paint the clubhouse. The proposal was denied.
- Pilot Painting & Construction Proposal – The Board approved a proposal to paint the exterior of the clubhouse and the wrought iron in the pool area. M/Vanderwerff S/Blank
- The Board approved donating \$500.00 to the Carbon Canyon Fire council. M/Blank S/Vanderwerff

**ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned at 7:41 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 October 12, 2021 as approved by the Board Members in attendance at the meeting.

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

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