

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

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on November 9, 2021 at the community clubhouse.

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
- Legal Matters
- Homeowner Complaints
- 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 adjourned the Board meeting before the October 12, 2021 minutes could be reviewed.

RESTATED CC&R BALLOTS:

At the time of the meeting held on November 9, 2021 only 76 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 reviewed.

BUDGET 2022:

A motion was made and passed to increase the dues by \$15.00.
M/Baca S/Blank Nay/Verstynen & Vanderwerff

OPEN SESSION:

Fifteen (15) 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 #: 110321507 – The Board reviewed & approved a proposal to remove and replace the existing timer enclosure on the corner of Feldspar & Limestone. M/Baca S/Vanderwerff
- Handy Randy’s Proposal – The Board reviewed and approved vendor to waterproof coat the existing roof of 4 sheds and relocate one shed to a new location. M/Blank S/Spencer

ADJOURNMENT

President Darlene Baca adjourned the meeting prior to completing Board business. The meeting was adjourned at 7:55 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 November 9, 2021 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____