

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING MINUTES
January 11, 2022

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on January 11, 2022 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 7:09 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 – Kathy Spencer

Treasurer – Charlie Blank

Secretary – Meta Vanderwerff

Member at Large – David Schrodetzki

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

APPROVAL OF MINUTES:

The Board approved the meeting minutes of December 14, 2021. M/Baca S/Spencer Abstain/Schrodetzki

REVIEW OF FINANCIALS:

The December 2021 financials reviewed.

RESTATED CC&R BALLOTS:

Management advised the Board that during the past 30 days, total number of ballots remained at 81 ballots. Balloting period will be extended to February 8, 2022 Board meeting. Mr. Schrodetzki offered to knock on doors to see if he could get more owners to submit their ballots. Management to send him a list of owners who have submitted their ballots so far.

OPEN SESSION:

No 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 – No new updates.

Equestrian – Equestrian committee gave an update/report on the equestrian arena. New lights are being installed and one horse has moved out.

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

Pool Committee – Discussion regarding a leak at the pool area. The pool company will be performing a leak detection to locate the leak.

Landscape Committee – No new updates.

NEW BUSINESS

- El Sol Proposal #: 1721437 – A motion was made and passed unanimously to install new annual color to all existing flower beds. M/Spencer S/Vanderwerff
- El Sol Proposal #: 1422514 – A motion was made and passed unanimously to trim and thin out one (1) Alder tree and remove one (1) Melaleuca tree. M/Spencer S/Vanderwerff
- 1 Stop Pool Pros Proposal #: 9NHLE – A motion was made and passed unanimously to have One Stop perform leak detection to locate the leak at the pool. M/Blank S/Schrodetzki

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 7:35 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 January 11, 2022 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____