

**CARBON CANYON**  
**HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING MINUTES**  
**February 8, 2022**

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on February 8, 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 7:02 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  
Treasurer – Charlie Blank  
Secretary – Meta Vanderwerff  
Member at Large – David Schrodetzki

**Directors Absent:**

Vice President – Kathy Spencer

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

**APPROVAL OF MINUTES:**

The Board approved the meeting minutes of January 11, 2022.  
M/Vanderwerff S/Schrodetzki

**REVIEW OF FINANCIALS:**

The January 2022 financials reviewed.

**RESTATED CC&R BALLOTS:**

No new updates. Mr. Schrodetzki offered to knock on doors to see if he could get more owners to submit their ballots. Tabled for March 8, 2022 meeting.

**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** – 2 new applications were received and will be reviewed.

**Equestrian** – No new updates.

**Tennis Court/Pickleball Committee** – Pickleball committee is in the process of obtaining a proposal for the Feldspar court to make a full time pickleball court.

**Pool Committee** – Discussion regarding a leak at the pool area. The leak has been detected and a proposal was reviewed by the Board. Management to obtain 2 more repair proposals.

**Landscape Committee** – Discussion regarding tree trimming requests and adopting cost sharing between the owner requesting the tree and the HOA if the tree has been trimmed within the past 3 years from the request. No action taken.

## **NEW BUSINESS**

- El Sol Proposal #: 2122743 – The Board reviewed a proposal to trim one Large Pine tree and 2 California Pepper trees. A motion was made and passed unanimously to remove all 3 trees for a cost NTE \$2400.00. M/Blank S/Vanderwerff
- El Sol Proposal #: 128221047 – The Board reviewed a proposal to install railroad ties to create 7 steps on the trail from Dolomite to the old stable. The proposal was tabled for the March meeting.
- El Sol Proposal #: 128221031 – The Board reviewed a proposal to clean the area behind the last stalls about 40 yards of distance to open up an area in case the Sherriff's dept. needs to check for homeless activity. Proposal tabled for the March meeting.
- El Sol Proposal #: 128221017 – A motion was made and passed unanimously to fill the area on the slope behind 15434 Feldspar where there was an irrigation break. M/Baca S/Schrodetzki
- Bob's Lighting Maintenance & Fixture Repair – A proposal was reviewed to install new lighting to the rear of the horse stable area. Proposal tabled for the March meeting.
- Pacific Security Fence Proposal – A proposal to install a fence for the ATV area was reviewed. Proposal tabled for the March meeting.
- Water Savers Company Report & Proposal – A proposal to repair two leaks at the pool area was reviewed by the Board. Management to obtain 2 other comparison proposals.
- Frontier Communication and Spectrum Internet Services were reviewed by the Board. A motion was made and passed unanimously to termite Frontier's services and go with Spectrum's Internet services. M/Schrodetzki S/Vanderwerff
- Management to order 5 copies of Robert's Rule of Order to be dispersed to the 5 board members.

## **ADJOURNMENT**

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 8:20 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 February 8, 2022 as approved by the Board Members in attendance at the meeting.

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

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