

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

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on March 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

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 February 8, 2022.

M/Vanderwerff S/Blank Abstain/Spencer

REVIEW OF FINANCIALS:

The February 2022 financials reviewed.

RESTATED CC&R BALLOTS:

No new updates.

OPEN SESSION:

Three (3) homeowners were present.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended to discuss any concerns that the Board or any homeowners may have. Discussion regarding the owner at 2233 Olivine request to adding more plants to the slope area behind the home. The Board declined this request as new plants were added to the area and once they are full grown they will cover the area.

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 – Tree removal request from 15436 Feldspar was reviewed. Board denied the request to remove the tree. The tree was trimmed in January 2021 and the Association will continue to maintain the tree. M/Baca S/Schrodetzki

Tree removal request from 15603 Obsidian was reviewed. Request was approved by the Board to remove Pine tree.

NEW BUSINESS

- El Sol Proposal #: 30122637 – A motion was made and passed unanimously to remove the existing timer enclosure between 15878-15384 Feldspar and replace with a new enclosure. M/Blank S/Schrodetzki
- El Sol Proposal #: 128221047 – A motion was made and passed unanimously to install railroad ties to create 7 steps on the trail from Dolomite to the old stable. M/Baca S/Blank
- 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. After a discussion the Board requested that El Sol look for another solution and come back to the next meeting with a proposal for this area.
- El Sol Proposal #: 21122606 – A motion was made and passed unanimously to remove one (1) large Pine tree and two (2) California Pepper trees near 15611 Obsidian. M/Blank S/Schrodetzki
- El Sol Proposal #: 21122608 – The Board reviewed a proposal to remove one (1) Brazilian Pepper tree and various volunteer trees. Request was denied by the Board as these trees were not planted by the Association as well as there is no Association irrigation in this area. M/Baca S/Vanderwerff
- El Sol Proposal #: 21122614 - A motion was made and passed unanimously to trim two (2) Pine trees behind 15202 Turquoise. M/Schrodetzki S/Vanderwerff
- 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 ask Water Savers if they will do the repair for a cost of NTE \$5000.00. If they agree, management to approve work. M/Vanderwerff S/Schrodetzki
- Jet Aquatics Proposal to repair leaks at pool area was reviewed. Board advised management to ask vendor to actually go out to the area to look at the issues. Board wants confirmation that the price in the quote will not change once they are onsite.

- Pacific Security Fence Proposal – A proposal to install an industrial fence for the ATV stall was reviewed by the Board. Proposal was declined.
- Elrod Fence Co Proposal to install an industrial fence for the ATV stall was reviewed. A motion was made and passed unanimously to have Elrod install the fence. M/Spencer S/Schrodetzki
- Bob’s Lighting Maintenance & Fixture Repair Proposal – A motion was made and passed unanimously to install new LED retro-fit lights to 6 tennis court lights at the Feldspar court. M/Vanderwerff S/Schrodetzki
- Zaino Tennis Courts Proposal to install new lights at Feldspar court was denied.
- Bob’s Lighting Maintenance & Fixture Repair Proposal – A motion was made and passed unanimously to install 3 fixture T-bar and mount 3 LED flood lights at the rear horse stable area. M/Spencer S/Blank
- Management to obtain a proposal to change out all of the common area locks in the community and get new keys to distribute to all of the homeowners.
- Management to send a flyer to the membership reminding them to please be sure to pick up after their animals. Advise the membership that the Association has installed doggie stations throughout the trail areas and to please use them as they are cleaned and maintained on a regular basis. Also ask owners if there is an area they feel could have a doggie station installed to let management know.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 8:06 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 March 8, 2022 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____