

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING MINUTES
April 12, 2022

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on April 12, 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 7:04 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 March 8, 2022.

M/Blank S/Schrodetzki

REVIEW OF FINANCIALS:

The March 2022 financials reviewed.

RESTATED CC&R BALLOTS:

No new ballots have been received. A motion was made and passed unanimously to have go to court to try and get the CC&Rs restated. M/Baca S/Vanderwerff

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.

Tree Trimming Requests:

- 15366 Feldspar – A motion was made and passed unanimously to remove one (1) Cotton tree near this home that is on Association property, cost NTE \$3200.00. M/Vanderwerff S/Spencer
- 15423 Feldspar – A motion was made and passed to trim one (1) Pepper tree behind home, cost NTE \$400.00. M/Baca S/Vanderwerff Abstain/Schrodetzki
- 15515 Feldspar – A motion was made and passed unanimously to remove six (6) Juniper trees behind home for a cost NTE \$2500.00. M/Vanderwerff S/Schrodetzki

COMMITTEE REPORTS:

Architectural – The architectural committee gave a report regarding all applications received during the month of March.

Equestrian – The equestrian committee gave their report for the month of March.

Tennis Court/Pickleball Committee – The tennis court/pickleball committee gave their report for the month of March.

Pool Committee – The pool committee gave their report for the month of March. Discussion regarding a leak at the pool area. A proposal was approved to repair the leak.

Landscape Committee – The landscape committee gave their report for the month of March.

NEW BUSINESS

- El Sol Proposal #: 4422547 – A motion was made and passed unanimously to install 45 flats of Annual color at the main entrances on Feldspar & Azurite and the clubhouse area. M/Baca S/Vanderwerff
- El Sol Proposal #: 32422807 – A motion was made and passed unanimously to build a concrete curve along the sidewalk from the parking lot to the steps to prevent soil erosion at the clubhouse parking lot area. M/Vanderwerff S/Schrodetzki
- Water Savers Company Report & Proposal – A motion was made and passed unanimously to approve a proposal to repair two leaks at the pool area. M/Vanderwerff S/Schrodetzki
- Jet Aquatics Proposal to repair leaks at pool area was reviewed. The Board declined this proposal.
- TrueLine Construction & Surfacing Proposal – A motion was made and passed unanimously to convert the existing tennis court off Feldspar to two (2) pickleball courts. M/Vanderwerff S/Spencer
- Greens Security Proposal #23579 – A motion was made and passed unanimously to approve change the community locks to all community common areas and issuing new keys to all homeowners. Management will issue 1 key to each household and any replacement keys will cost \$50.00. Homeowners will need to show proof of ownership for key to be issued. Management to schedule the rekeying in approximately 30 days. M/Spencer S/ Schrodetzki
- Greens Security Proposal #23578 – A proposal was reviewed to rekey all community areas with high security locks and reissue high security keys. Proposal was declined.
- Reserve Data Analysis Proposal – A motion was made and passed unanimously to approve a reserve study without an onsite inspection be completed for the community and equestrian area. M/Blank S/Vanderwerff
- A motion was made and passed unanimously to install steps from the trail to where the clubhouse area is for a NTE \$600.00. M/Baca S/Spencer

- A motion was made and passed unanimously to install 2 addl' steps on the trail from Dolomite to the old stable for a price NTE \$200.00. M/Blank S/Vanderwerff
- The Board discussed a proposal to form a neighborhood watch group. Mr. Schrodetzki to look into this further.
- The Board discussed endorsing Dylan Hunt for curb painting services. Management to send a flyer out to the homeowners regarding this service that Mr. Hunt is offering.
- The Board discussed replacing the signs in the pool area. Management to gather information regarding replacing signs.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 8:26 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 April 12, 2022 as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____