

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING MINUTES
August 9, 2022

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on August 9 July 12, 2022, at the community clubhouse.

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 July 12, 2022.
M/Vanderwerff S/Spencer

REVIEW OF FINANCIALS:

The July 2022 financials reviewed.

OPEN SESSION:

Six (6) 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:

- 15558 Rhyllite
- 15711 Pyrite
- 2552 Turquoise

COMMITTEE REPORTS:

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

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

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

Pool Committee – The pool committee gave their report for the month of July. A motion was made and approved unanimously to purchase new pool furniture – 4 new lounge chairs. M/Baca S/Schrodetzki

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

NEW BUSINESS

- El Sol Proposal #: 72022847 – A motion was made and passed unanimously remove one (1) large Pine tree near 15558 Rhyolite. El Sol also approved to remove the remaining tree in the area. M/Schrodetzki S/Vanderwerff
- El Sol Proposal #: 8122538 – A motion was made and passed unanimously to remove one (1) Brazilian Pepper tree across from 2444 Topaz. The Board also approved removing 3 other trees in that same location. M/Schrodetzki S/Baca
- A&B Fence Company Proposal – A motion was made and passed unanimously to replace the fencing around the arena in the equestrian facility. M/Spencer S/Vanderwerff
- The Board reviewed renovation mockups for the area next to the clubhouse.
- The homeowner of 2444 Topaz attended the board meeting to discuss a plumbing issue that occurred at his home. It was determined that plumbing issue was a result of tree roots from one of the Association’s trees. Homeowner submitted a request to be reimbursed for some of the plumbing costs. A motion was made and passed unanimously to reimburse the homeowner in the amount of \$1900.00. S/Blank S/Vanderwerff
- 2444 Topaz – A motion was made and passed unanimously for the Association to also perform a clean out of one of the plumbing pipes in order to try and resolve any root issues from occurring again. It was also discussed that the Association would perform this once a year, as the vendor who will perform the cleanout will do this at no charge to the HOA or the owner.

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 8:10 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 August 9, 2022, as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____