

CARBON CANYON
HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING MINUTES
September 13, 2022

Upon due notice given and received a Regular Meeting of the Board of Directors of Carbon Canyon Homeowners Association was held on September 13, 2022, at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The Regular Meeting of the Carbon Canyon Homeowners Association was called to order at 7:00 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
- Homeowner Complaints

PRESENT:

Directors Present:

Vice President – Kathy Spencer

Treasurer – Charlie Blank

Secretary – Meta Vanderwerff

Member at Large – David Schrodetzki

Directors Absent:

President – Darlene Baca

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

APPROVAL OF MINUTES:

The Board approved the meeting minutes of September 13, 2022.

M/Vanderwerff S/Schrodetzki

REVIEW OF FINANCIALS:

The August 2022 financials reviewed.

OPEN SESSION:

One (1) homeowner was present.

LANDSCAPE REPORT:

El Sol Landscape representative, Jesus, attended to discuss any concerns that the Board or any homeowners may have.

Tree Trimming Requests:

- 15699 Azurite
- 2207 Olivine

COMMITTEE REPORTS:

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

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

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

Pool Committee – The pool committee gave their report for the month of August.

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

NEW BUSINESS

- El Sol Proposal #: 83022728 – A motion was made and passed unanimously trim and cut back branches from two Oak trees that are too close to 15699 Azurite. M/Schrodetzki S/Vanderwerff
- El Sol Proposal #: 83122945 – A motion was made and passed unanimously to remove an Oak branch that has fallen behind 2337 Scoria. M/Blank S/Schrodetzki
- El Sol Proposal #: 83022717 – A motion was made and passed unanimously to remove two large Pine trees. M/Vanderwerff S/Schrodetzki
- A motion was made and passed unanimously to purchase a water broom to clean the tennis court and pickleball court once a month. M/Schrodetzki S/Blank
- Personal Touch Proposal – A motion was made and passed unanimously to purchase new soap dispensers for the men’s and women’s restrooms at the pool area. Option #3, black push soap dispenser. M/Blank S/Schrodetzki
- Partners Plumbing Proposal #P-13260-1 – A motion was made and passed unanimously to hydro jet all of the drains in the pool area. M/Schrodetzki S/Blank
- Partners Plumbing Proposal #P-13260-2 A motion was made and passed unanimously to replace the broken main shut off valve and replace the hose bibb at the clubhouse. M/Schrodetzki S/Blank

ADJOURNMENT

There being no further business to bring before the Board of Directors at this time, the meeting was adjourned 8:17 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 September 13, 2022, as approved by the Board Members in attendance at the meeting.

Secretary/Board Member Signature: _____

Date: _____