

CARBON CANYON I

Homeowners Association

Regular Meeting

April 8, 2008

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, April 8, 2008 at the community clubhouse. The meeting was called to order at 7:00 P.M. by President Charlie Blank

PRESIDING OFFICER:

President– Charlie Blank

QUORUM:

Directors present: President– Charlie Blank, Vice President- Bill Potts, Treasurer- Jesse Cunningham, Secretary – Denise Nuchols and Member at Large– Brian Howard

Present: Cybil Harvey, CCAM Association Management & Support Services, Inc.

CONSENT CALENDAR

A motion was made, duly seconded and approved to accept the consent calendar, which included the March 11, 2008 meeting minutes and the March 2008 financial statements- subject to audit. Motion carried 5/0.

COMMITTEE UPDATES

- **Architectural Committee-** Denise reported that there were six submittals since the last meeting and Bill would be helping her to review and sign off.
- **Landscape Committee-** Bill informed the Board that the color had been installed at the monuments. He also informed the Board that the pre-emergent needed to be completed. A motion was made, duly seconded and unanimously approved to accept the proposal from Total Landscape for the pre-emergent, pending final review by Bill. Management was instructed to code the invoice to 6020 (landscape Extras).
- **Equestrian Committee-** Brian informed the Board that he met with the equestrian group. One horse was lost due to death in the past month. Brian also reported that GD Electric attempted to determine the ongoing electrical issue. The cost to diagnose the issue is \$300.00. Brian inquired as to if the equestrian renters would be responsible or would the Association. A motion was made, duly seconded and unanimously approved to pay for the \$300.00 test.
- **Financial Committee-** Jesse informed the Board that as of March 31, 2008 the association was \$200.00 over budget. Management was instructed to transfer \$47,000.00 from the Sunwest account to the Schwab account. At that time delinquent accounts were and it was determined that nearly \$22,000 was owed to the Association from past due accounts.

MEMBERS OPEN SESSION:

Homeowners present discussed:

- Back yard tree maintenance
- Excess landscape debris

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NEW BUSINESS:

Collection Matters- After review and discussion a motion was made, duly seconded and unanimously approved to proceed with small claims court collections against account #34217 and against prior owner Schanklyn, at a cost of \$400.00 each.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 7:55 P.M.

Secretary: *Denise P. Nichols*

Date: 6-8-08

