

CARBON CANYON I

Homeowners Association

Regular Meeting

May 20, 2008

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, May 20, 2008 at the community clubhouse. The meeting was called to order at 6:10 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 (left the meeting early) 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 April 8, 2008 meeting minutes and the April 2008 financial statements- subject to audit. Motion carried 5/0.

COMMITTEE UPDATES

- **Architectural Committee-** Denise reported that there were three submittals since the last meeting, and one of them still needed to be signed by the homeowner.
- **Landscape Committee-** Bill informed the Board that here were close to 1,000 plants lost by the frost. The weed abatement was due to be completed in the next week.
- **Equestrian Committee-** Brian informed the Board that homeowner Walsh's deposit was being held pending an inspection. The equestrian log was reviewed. Management to send a letter to the members regarding speed near the stalls.
- **Financial Committee-** Jesse informed the Board that as of April 30, 2008 the Association was approximately \$6,800 behind/4 % over budget, partly due to insurance payment and delinquent payments. Also tree trimming still needs one more treatment. Total Landscape is going to cut back more on water, Bill will check with Total for recommendations. Also it was noted that the clubhouse and furniture needs to be replaced.

MEMBERS OPEN SESSION:

The homeowner present discussed slope maintenance not being done timely at their residence.

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NEW BUSINESS:

Reserve Loan Repayment- After a review and discussion, a motion was made, duly seconded and unanimously approved to accept a repayment for insurance payment to the reserves monthly until the loan is refunded by December 31, 2008.

Landscape Increase Request- Management presented the Board with a contract renewal increase from Total Landscape for \$14,675 per month. After a review and discussion a motion was made, duly seconded and unanimously approved to accept the increased amount.

Homeowner Request- Management presented the Board with a request from the owner of 15558 Rhyolite Court regarding landscape maintenance. The owner has provided a plot map, which has been included in your packet for review, showing an area that is common are and not currently being maintained. After a review and discussion, a motion was made, duly seconded and unanimously approved to deny the homeowners request due to the fact that a prior owner altered the area in questions and it is no long a slope.

Collection/Lien Policy- This item was tabled.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 7:37 P.M.

Secretary: *Aerose F. Richards*

Date: 6-10-08

