

# CARBON CANYON I

## Homeowners Association

Regular Meeting

June 10, 2008

### **TIME AND DATE:**

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, June 10, 2008 at the community clubhouse. The meeting was called to order at 6:15 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 May 20, 2008 meeting minutes and the May 2008 financial statements- subject to audit. Motion carried 5/0.

### **COMMITTEE UPDATES**

- **Architectural Committee-** Denise reported that all plans need to be stamped. Also that the plans are all reviewed and current.
- **Landscape Committee-** Bill informed the Board that the weed abatement has begun. Also 200 plants were still in need of replanting. Bill informed the Board the controllers that are currently in place will no longer be on the market as of 2010. New controllers are in the process of being located and the cost has been determined to be \$1,800 for a replacement and \$1,200 for a retrofit. There may also be a rebate of \$400 per controller. There would also be a savings of 15% on water, or \$9,000. More information will be provided as it come available.
- **Equestrian Committee-** Brian informed the Board that homeowner Walsh's deposit could be returned. Management was instructed to have the Smoldniks remove their trailer from the area.
- **Financial Committee-** Jesse informed the Board that as of May 31, 2008 the Association was approximately \$4,000 ahead of budget. The water went from \$2,000 to \$4,000.

### **MEMBERS OPEN SESSION:**

There were no homeowners present

**NEW BUSINESS:**

**Homeowner Request-** Management is presented the Board with a request from the owner of 2252 Torquoise Circle regarding pest control. The owner is requesting that the bait traps placed in the common areas be removed so that coyotes in the area do not have their food source eliminated and will in turn not bother the homeowners. After a review and discussion management was instructed to send the homeowner a response thanking them for their concerns, but the Association pest control vendor has assessed the area and does not see the need for the removal.

**Reserve Study Proposal-** Management presented the Board with a proposal for a reserve study update from RDA at a cost of \$1,295/\$865 for general common area and \$595/\$400 for equestrian. After a review and discussion a motion was made, duly seconded and unanimously approved to approve a numbers update.

**Collection Matter-** Management presented the Board with correspondence from SBS Lien Services regarding 15563 Feldspar. SBS is reporting that the senior lien holder has foreclosed on the property and needs authorization to proceed with the Board acknowledging that there is no guarantee the association will recoup the lost assessments. After a review and discussion a motion was made, duly seconded and unanimously approved to proceed.

**Landscape Proposal Discussion-** Management was instructed to schedule a landscape proposal walk for Saturday June 28<sup>th</sup> at 9:00 AM with five landscape contractors and Total Landscape.

**ADJOURNMENT:**

There being no further business to conduct at this time; the meeting was adjourned at 7:30 P.M.

Secretary: *Denise Nichols*

Date: *8-26-08*