

CARBON CANYON I

Homeowners Association

Regular Meeting

June 11, 2013

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday June 11, 2013 at the community clubhouse.

REGULAR MEETING CALL TO ORDER:

The regular meeting was called to order at 7:15 P.M.

PRESENT:

Directors present: Vice President – Darlene Baca, Treasurer – Julie Calderon, Member at Large- Meta Vanderwerff and Secretary – Elizabeth Friel.

Absent: President - Charlie Blank

Jim Parsons was present representing Association Management & Support Services, Inc.

Andre Landscape – Did not attend in May.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed the following issues:

- Approval of Executive Minutes
- Collection Matters / Delinquencies / Payment Plan Review
- Violation Matters
- Contract Matters
- Legal Matters

CONSENT CALENDAR:

The consent calendar has been approved and voted on as follows:

- Regular Meeting Minutes of the May 14, 2013
- Financial Statements of May 2013
M/ Calderon S/Baca (unanimous)

COMMITTEE REPORTS:

Architectural – No Report.

Equestrian- There is one new horse at the arena.

Financial – The association is under budget year to date.

Tennis Court Committee – Julie is working on warranty issues at the new courts.

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- There was a report of a sprinkler shooting onto the home behind 2539 Turquoise. Needs adjustment to only irrigate the slope.

OLD BUSINESS:

Restating of CC&Rs – Carried over

Association Rules Update / Review – Carried over.

Restroom Upgrades – The proposals were carried over until September 2013.

Clubhouse Windows Proposals The Board reviewed all the proposals provided by management and approved the work not to exceed \$5447.00. Julie Calderon will complete additional research and select the best vendor.
M/Blank S/ Vanderwerff

NEW BUSINESS:

Landscape Proposals

The Board approved the following proposals.
M/Blank S/ Baca

#88981 - Tabled

#90533 - Julie requested this bid be carried over for more information and better pricing.

2012 Year-End Audit:

The Board approved the audit subject to Mrs. Calderon's final review and approval.
M/Blank S/ Calderon

Tyler Lighting Services Proposal - Ratify

The Board approved the proposal for \$981.80 for electrical repairs.
M/Blank S/ Calderon

Horse Boarding Agreement / Liability Release - SAMPLE:

The Board previously reviewed the recommended form to be used if the HOA starts renting out stalls. No action was needed at this time. Carried over.

Upper Tennis Court Tennis Court Door Broken:

The entry door at the court is not working with the key. Chino Lock needs to fix the lock properly as there has been numerous repairs to the location.

Pool Repairs - Safety Measures:

The Board requested the pool company add a padlock to the pool gate during the construction repairs.

Ace Ironworks Proposal Request:

The Board requested a proposal to add additional wrought iron on the fence next to the storage shed to prevent trespassers.

CMS Safety Mirror Olivine & Azurite:

The Board approved the proposal at \$425.00 to install a safety mirror across the street to assist with drivers being able to see down Azurite from Olivine. M/Blank S/ Calderon

Tree Trimming Applications:

2187- Turquoise - Approved

1996 -Turquoise - C/O

2363 - Turquoise - C/O

15378 - Feldspar - C/O

2484 - Turquoise C/O

2080 - Turquoise C/O - Committee 6/11

2217 Olivine C/O - Committee 6/11

2207 Olivine C/O - Committee 6/11

15558 Rhyolite C/O - Committee 6/11

Architectural Applications:

- 15411 Feldspar - Approved**
- 2350 Turquoise - Approved**
- 2140 Turquoise - Approved**
- 2217 Olivine - Approved**
- 2141 Olivine - Approved**
- 15561 Rhyolite - Approved**

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 7:50 P.M.

Next Meeting scheduled for June 11, 2013 @ 7:00 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 June 11, 2013 as approved by the Board Members in attendance at the meeting.

Secretary _____ Date _____