

CARBON CANYON I

Homeowners Association

Regular Meeting

July 20, 2010

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, July 20, 2010 at the community clubhouse. The regular meeting was called to order at 7:05 P.M.

PRESENT:

Directors present: President– Steve Oskey, Vice President- Kris Bakke, Treasurer – Larry Keller, Secretary – Bill Potts & Member at Large- Darlene Baca

Present: Jim Parsons - Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed delinquency's, Violations and contracts.

CONSENT CALENDAR:

A motion was made, duly seconded and unanimously approved to accept the consent calendar. M/ Potts S/ Bakke

- Minutes of the June 8, 2010 Regular Meeting
- Financial Statements of June 2010

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- Tree Trimming Request status
- Community Trash and Graffiti Problems

COMMITTEE REPORTS:

Architectural- Process is working smoothly. There are 4 applications in process.

Equestrian- No new horses have come into the stables. The deposit for stable #2 needs to be returned to the owner for \$100.00

Landscape- Some sprinklers on Turquoise Circle have been replaced with water saving type nozzles that should save approximately 30% o water usage in that area.

Financial- Larry Keller reported the Association is under budget by approximately \$7000 for the month and \$14,000 for the year. However, due to the recent hot weather a higher water expense bill is anticipated which will offset some of the costs savings.

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Facility Committee- No Report

Pool Committee –

- A Broom is being purchased for the pool area.
- There was an issue regarding the pool monitor not performing the job they were hired to do. However, the performance issue has been addressed and the situation will be monitored.

OLD BUSINESS:

- Not Applicable

NEW BUSINESS:

Insurance Policy Renewal – The board reviewed the policy for both the Master Policy of the association and the equestrian center. No action was required by the board although Mr. Keller is going to check into possible reduced rates for the equestrian center.

Pool Monitor Issues – The pool monitor was observed in the clubhouse while supposed to be in the pool area. The board has addressed the concerns with the monitor service and will monitor this matter.

2464 Sandstone / Beehive & Mosquito's in Backyard – There was a complaint regarding this issue on a bank owned property. Management will send a letter to the owner of record giving them 10 days to correct the safety hazard or the association will address the problem and bill back the owner for any expenses incurred.

2486 Limestone / Standing water & mosquitoes in an unused Jacuzzi - There was a complaint regarding this issue on a bank owned property. Management will send a letter to the owner of record giving them 10 days to correct the safety hazard or the association will address the problem and bill back the owner for any expenses incurred.

A1 Pools / Janitorial Service Change – The board discussed the pool services request to have another company assume the janitorial service. Management will obtain the old quote from them for services including the tennis courts and forward to the board. If possible, a new service should be in place by Aug 1.

Total Landscape Bids – The board approved Estimate 2999 for a new irrigation timer at 2444 Topaz costing \$1500.00 M/Potts S/Keller

JP Moser Painting Co Wrought Iron Painting – The board approved the May 11th proposal for painting of all the wrought iron at the pool area including the stairs from the parking lot at a cost of \$1910. M/Potts S/Baca

Olague Landscape / Maintenance Proposal – The board approved the bid for the repair / installation of a ramp next to the tennis courts at a cost of \$550.00
M/Potts S/Keller

Ace Iron Works / Wrought Iron Repairs – The board approved \$1600 towards all the needed wrought iron repairs at the pool. \$750 for Masonary and \$850 for the actual wrought iron. M/Potts S/Keller

Newsletter – The board will try to get the newsletter completed and sent out in the August statement.

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:10 PM

Next Meeting scheduled for August 10, 2010 @ 7:00 P.M.

SECRETARY CERTIFICATION

I Bill Potts, appointed Secretary of The Carbon Canyon Homeowners Association, do hereby certify that the foregoing is true and correct copy of the minutes of the Carbon Canyon Homeowners Association Regular Board of Directors Meeting held on July 20, 2010 as approved by the Board Members in attendance at the meeting.

Secretary W. E. Potts Date 8/10/10