

CARBON CANYON I

Homeowners Association

Regular Meeting

September 14, 2010

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, September 14, 2010 at the community clubhouse. The regular meeting was called to order at 7:06 P.M.

PRESENT:

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

ABSENT: Secretary – Bill Potts

Present: Venessa Duran - Association Management & Support Services, Inc.

EXECUTIVE MEETING DISCLOSURE:

The Board discussed delinquencies and legal matters.

CONSENT CALENDAR:

A motion was made and duly seconded to approve the consent calendar M/ Oskey S/ Baca. Larry Keller abstained.

- Minutes of the August 10, 2010 Regular Meeting
- Financial Statements of August 2010

MEMBERS OPEN FORUM:

The following issues were discussed in open session:

- 15574 Feldspar- Easement next to home is not being maintained by TLC; Landscape Committee will look into it and has asked the homeowner to send the request in writing to management.
- Mr. Twork addressed the following: has his letter been received by the Board, trees have been "topped" on his property with out permission and why are the trees being removed at his residence? 2531 Turquoise- Concerned with the slope behind the home in fear the slope may slide during the rains.
- Tree removal process

COMMITTEE REPORTS:

Architectural- N/A

Equestrian- N/A

Landscape- Meeting date TBD next week

**CARBON CANYON I
Homeowners Association
Regular Meeting
September 14, 2010
Page 2**

Financial- The budget appears to be over \$1700 due to landscape missing one monthly payment totaling \$1400. Over on electric and water, pool monitors are under \$1200 for the yearly budget.

Pool – Labor Day week is the last day for monitors.

Facilities- The clubhouse electric panel is in need of repair.

OLD BUSINESS: N/A

NEW BUSINESS:

TREE TRIMMING

2525 Turquoise Circle – Homeowner is paying for (1) tree causing damage to v-ditch; (1) Pine tree has been topped and is unsightly. M/L S/D (Unanimously) approved.

2544 Turquoise Circle- Oak tree caused damage- to be removed M/L S/S (Unanimously) approved

2099 Halite – Branches removed and paid by the homeowner M/S S/L (Unanimously) approved

Common area across from 2080 Turquoise Circle- Concrete v-ditch needs repair and tree removal M/L S/K (Unanimously) approved

Common area in front of 2434 Turquoise Circle- Eucalyptus trees- (1) removed & (2) topped M/L S/D (Unanimously) approved

Common area behind 1987 Turquoise Circle- Trees to be trimmed M/L S/D (Unanimously) approved

2140 Olivine Dr.- CARRIED

2478 Limestone Ct- CARRIED

2529 Turquoise Circle- Homeowner to pay for the removal of Banana tree M/D S/L (Unanimously) approved

2233 Olivine Dr. – No approval needed. Homeowner notified trimming could be done at owners expense.

15491 Feldspar Dr.- Trees are on county property; the removal of the (2) dead trees on the HOA property has been approved.

15451 Turquoise Circle- \$45.00 to replace with Honey Suckle M/S S/D (Unanimously) approved

2366 Gypsum Ct.- \$1,870.00 (17) trees to be trimmed M/D S/S(Unanimously) approved

15463 Turquoise Circle- Removal of dead branches M/L S/S (Unanimously) approved

2025 Turquoise Circle- Board advised the Canary Pine is on the homeowners property- management is to notify homeowner.

2387 Turquoise Circle –Bid is to be sent to homeowner to half of the expenses to remove the trees.

2434 Turquoise Circle- Homeowner to pay for removal, letter to be sent with estimate.
Behind 15503 Feldspar- TLC estimate to remove dead tree \$250.00 M/D S/S
(Unanimously) approved

TLC-ESTAMTE/DRAIN INSTALLATION AT PLAYGROUND/FELDSPAR- CARRIED

POOL & CLUBHOUSE MAINTENANCE PROPOSALS- CARRIED

ROBERT OWENS C.P.A.- Audit plus tax proposal- M/L S/S approved
(unanimously)

ADJOURNMENT:

There being no further regular business to conduct at this time; the meeting was adjourned at 8:07 PM

Next Meeting scheduled for October 12, 2010 @ 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 September 14, 2010 as approved by the Board Members in attendance at the meeting.

Attending Board Member _____ Date _____