

CARBON CANYON I

Homeowners Association

Regular Meeting
September 9, 2008

TIME AND DATE:

The Board of Directors for the Carbon Canyon I Homeowners Association met Tuesday, September 9, 2008 at the community clubhouse. The meeting was called to order at 7:00 P.M.

QUORUM:

Directors present: President– Charlie Blank, Vice President- Bill Potts, Treasurer- Jesse Cunningham and Secretary – Denise Nuchols,

Present: Cybil Harvey, CCAM Association Management & Support Services, Inc.

Absent: Brian Howard- Member at Large

CONSENT CALENDAR

A motion was made, duly seconded and unanimously approved to accept the consent calendar, which included the Minutes of the August 2008 meetings and the August 2008 financial statements.

MEMBERS OPEN SESSION:

There were no homeowners present

COMMITTEE REPORTS

Architectural- There were no applications submitted since the prior meeting.

Equestrian- Tabled

Landscape- All items were in good condition. The overseeding was approved and on schedule to begin.

Financial- The Budget was discussed in New Business.

NEW BUSINESS:

Homeowner Request- Management presented the Board with a request from the owners of 15381 Feldspar for repairs to their slope due to erosion issues from a common area irrigation line. This items was tabled pending a review from Total Landscape.

Landscape Overseeding- A motion was made, duly seconded and unanimously approved to accept the proposal from Total Landscape to conduct the Fall Overseeding.

Reserve Study- This item was tabled pending changes.

Solar Panel Discussion- Charles informed the Board that a homeowner expressed their desire to install solar panels. Charles thought their might be some legal issues therefore the item was tabled pending legal review from Jesse.

Carbon Canyon I
Homeowner Association
September 9, 2008
Minutes
Page 2

2009 Budget- Jesse presented the Board with a draft version of the 2009 budget, which had no increase in the dues. After a review and discussion a motion was made, duly seconded and unanimously approved to accept the budget. It should be noted that the Board is aware and made the decision to under fund the Equestrian budget.

ADJOURNMENT:

There being no further business to conduct at this time; the meeting was adjourned at 7:13 PM P.M.

Secretary: *Denise Nichols*

Date: 10-14-08