

**Carriage Lane Home Owners Association**  
**April 11, 2014 Board Meeting Minutes**  
**Location: East Anaheim Hills Community Center Time: 9:00 AM – 10:00 AM**

**Attendance**

- Board: Mrs. Abrego, Mr. Konovalov, Ms. Nardin, & Ms. Presz (Quorum reached)
- Others: Mrs. Konovalov, Ms. Kipp, Mr. Mekdara, Mr. Monfared, Mr. Halliday, Ms. Clement, Mrs. DeFalco, Mr. Leecese, Mr. & Mrs. Rech, and William Fox, Recording Secretary

**Board Resignation and Appointments**

- Mrs. Ducommun submitted a written resignation effective April 7, 2014.
- Nominations were taken from the floor for new Board members. Lynda Nardin and Christine Presz were selected by the existing Board to be Board members.

**Prior Meeting Minutes Approval**

- The March 9, 2014 minutes were reviewed and approved by Mr. Konovalov and Mrs. Abrego. They were on the Board as of the March 9, 2014 Meeting. The two new Board members were not on the Board at that time so they were not eligible to vote.

**Landscaping**

- There were no owner complaints received or new Board actions created.
- The new monument was discussed. The Board requested that a new mow strip and decorative lighting be added. This was voted on 4 – 0 for the addition of these items.
- Mr. Monfared identified that the Common Area post lamp at 6007 Ridgewood Court is not working. Mr. Konovalov indicated he would coordinate with electrician for the repair or replacement needed.

**Financial & Administrative**

- The financial statements for March 2014 were reviewed and approved.
- The past due accounts were reviewed and discussed.
- There was discussion about developing a website. Mr. Halliday suggested Go Daddy as a starting point. Mr. Konovalov agreed to look into this matter. Mr. Leecese volunteered to be the webmaster once the site has been developed.

**Architectural Matters**

- Mr. Fox reported that four architectural approval requests submitted to the Master Association were approved. Copies were provided in the monthly report.
- The Architectural Committee received three new volunteers. The volunteers were Lynda Nardin, Brian Halliday, and Fred DeFalco. Mr. Konovalov recommended a separate organizational meeting for the committee to cover scope of duties, possible process changes, standardized walk through form, and review any new submissions received.

- Lynda Nardin made a presentation of concerns she had regarding past handling of architectural matters she had experienced. She also canvassed the development and spoke to owners that were not fully satisfied. Ms. Nardin also indicated she observed matters that could be enhanced through examining the guidelines and a physical walkthrough. Her stated goal was to enhance the existing process and improve home owner satisfaction.
- Mrs. Konovalov shared the existing paint pallet of colors with everyone in attendance. She also reported that it was published and mailed to all owners of record in 2008. This will be added to the new website for easy owner access.

### **Master Association**

- The next Master Association meeting will be on May 20, 2014. The principal item of business is the election. There are six candidates for three available Board seats. Mr. Konovalov is going through the certification process so that he may represent Carriage Lane for the voting. There has been turmoil this past year including litigation and a recall effort.

### **Street Resurfacing Update**

- The street work has been completed with the exception of a final slurry seal. Mr. Konovalov will follow up and get an updated quote from Ben's Asphalt and proposed dates to select from to do the work.

### **Parking Rules**

- Mr. Fox provided a briefing on the proposed parking rules. Two versions of the rules were developed. The first version is what is expected to be sent to all residents. The second version is annotated to reflect the source of the rule. The rules take into consideration the CC&Rs, City of Anaheim parking ordinance, and excerpts from other Associations. The Board members were requested to review the information for discussion at the next meeting.

### **Home Owner Comments**

- Mrs. Clement: The owner contacted the City of Anaheim regarding the street surfacing schedule for Brighton. She was informed that it is not scheduled until fiscal year 2014-2015. She also reported that there is a debris buildup in the gutters and that the use of a street sweeper would be helpful. She was informed that a street sweeper will not be used until after the street work has been completed.

### **Next Meeting**

- The next meeting is scheduled for May 10, 2014 at 9 AM at the East Anaheim Community Center.

### **Minutes Approval**

- Minutes Prepared By: William Fox, Recording Secretary
- Minutes Approved By: Nicolas Konovalov, President