

Meeting Minutes

January 10, 2015

Attendance

- Board: Mrs. Abrego, Mrs. DeFalco, Mr. Konovalov, and Mrs. Presz
- Others: Mr. & Mrs. Crain, Mr. & Mrs. Rech, Mrs. Clement, Mrs. Konovlov, Mr. Leccese & Bill Fox

Prior Meeting Minutes Approval

- The December 13, 2014 meeting minutes were approved as amended.

Annual Election

- The Annual Election was deferred since a quorum was not achieved. The final tally was 18 out of 65 residences participated either in person or via proxy. The election materials will be sent out again and the meeting is scheduled for February 14, 2015.

Business

Landscape Matters

- The water pressure mitigation project is ongoing. The backflow device is also failing. It will be returned to the distributor. Some complications have been encountered and are being addressed.
- The tenants at 6006 Ridgewood Court have been parking in the guest parking area. Mr. Fox was requested to notify the owner and the tenant of the infraction.
- The slope refurbishment at 6085 Brighton was discussed. It was determined that the Association will pay for the full cost of \$2,345 since an Association tree roots was responsible.

Financial & Administrative

- The December 2014 financial statements were reviewed and approved.
- The past due accounts were discussed. No accounts required any legal action other than the one already being addressed.
- The correspondence sent to owners was discussed.

Architectural

- During the next month there will be a follow up walk through with Mr. Konovalov and Mr. DeFalco. They will be examining all residences to determine the current exterior building conditions and whether further notifications are needed to gain compliance. They will also look at mailbox conditions and light posts.

- Mr. and Mrs. Crain reported that they had mail theft this past week. They urged the Board to make an expedited effort to get new boxes installed.
- The Architectural Committee will be involved in coming up with mailbox options including whether the current configuration should be used versus a gang style approach.

Master Association

- Mr. Konovalov reported there are no developments to report on the Master Association. He plans on attending the next meeting.

Streets and Parking

- The parking signs for the private streets will be installed within the week. The language follows the City of Anaheim and State requirements.
- The City of Anaheim will be putting in new street signs on Brighton and Covered Wagon at some future date, pending the City of Anaheim budget. They will be putting in the new street sweeping signs in January or February 2015.

Resident Forum

- Mr. Rech - The owner was disappointed there were not more residents in attendance. He would like to see greater involvement.
- Mrs. Clement - A question was asked on whether Phase I or Phase 2 would pay for the work performed at 6085 Brighton Lane. Mr. Fox and Mr. Konovalov reported that this would be a shared expense based upon the landscape allocation formula. A discussion then ensued where Mr. Fox was requested to verify the allocation made or come up with a different approach.
- Mr. Leccese - The owner wished everyone a happy new year.
- Mrs. Rech - The owner reported there are gophers on her slope area and back yard. Mr. Konovalov indicated that Safety First Pest Control would be advised. There will be an extra charge for work done on non-slope areas and is to be paid by the owner. Mr. Konovalov will see if he can get the Master Association to deal with the rats in her yard since a contributing factor is the Master Association's landscaping controlled area.

Next Meeting Date

- The next meeting is on February 14, 2015 at 9 AM. The meeting will be at the East Anaheim Community Center.

Minutes Approval

- Minutes Prepared By: William Fox, Recording Secretary
- Minutes Approved By: _____