

**Carriage Lane Home Owners Association
February 14, 2015 Board Meeting Minutes
Location: East Anaheim Community Center Time: 9:00 AM – 10 AM**

Attendance

- **Board:** Mrs. Abrego, Mrs. DeFalco, Mr. Konovalov, and Ms. Presz (Quorum)
- **Others:** 31 Residences represented in proxy or in person, Bill Fox, Recording Secretary

Prior Meeting Minutes Approval

- The January 10, 2015 meeting minutes were approved as amended.

Annual Election

- The quorum was achieved for the election. There were 4 candidates for 5 open Board seats and one candidate for the Master Association representative position. A motion was made and seconded to dispense with the voting process and declare all 4 candidates as Board members for the upcoming year and Mr. Konovalov as the Master Association representative. The vote was unanimous so the motion carried.
- The officer positions were agreed upon by the Board. No title changes took place.

Landscape Matters

- The slope refurbishment at 6085 Brighton has been completed with the residents happy with the outcome.
- There was a proposal to have Avila Landscape remove the old bushes and to have an electrician install new lighting at the monument area. New lighting and plants will be installed to help provide improved aesthetics as you enter the development. A motion was made, seconded and the proposal was approved.

Streets & Parking

- There was a discussion about speeding on the private streets. The speed limit for the private streets is 15 MPH and 25 MPH on the public streets. A newsletter item needs to be done to increase awareness of these requirements.
- Speed bumps were discussed for the private streets if compliance can't be achieved.
- Bill Fox was asked to see if there is a fining process that could be implemented for guest parking violations.

Finance & Administrative

- The January 2015 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 Committee

- A follow up was done on the initial walkthrough performed. 1/3 of the homes have completed the identified improvements requested. After discussion it was agreed that follow up letters are required for those that have made previous commitments and for those that have not responded at all. Bill Fox will write letters asking for compliance within 60 days with the provision to work with homeowners if a longer timeframe is required.
- There is no new update on the mailboxes. Further research will be done with the assistance of Mr. DeFalco. The prevailing thought was to continue the same configuration and forego going the gang box direction. Mr. Konovalov reported that he has some replacement keys and to let residents know in the newsletter.

Fining System

- The Association will be looking into a fining system to help address violations of the CC&Rs and rules. Mr. Fox was requested to provide samples for the Board to review. In those instances where Association controlled areas are not involved, the residents are encouraged to work matters out on their own.

Master Association

- Mr. Konovalov attended the January 27, 2015 meeting. Topics covered included: four monuments are still outstanding; there is an outstanding lighting proposal for \$20,000; the coral trees on Covered Wagon were discussed; and the election in April will be delayed due to insufficient number of qualified Associations meeting electorate requirements. Carriage Lane is one of the five qualified Associations. Kathy Abrego requested that Mr. Konovalov see what can be done to control the gophers on Knoll Ranch Road.

Street Signs

- The Association signs on the private streets are complete. The City of Anaheim is addressing the public street signs in February or March 2015.

Residents Forum

- Mrs. Saman: The owner complained about the Common Area lights on Ridgewood Court not being bright enough. This will be looked into.
- Mr. Leccessee: The owner reported that the next door neighbor put a Sports Illustrated swim suit edition picture on a side window that is visible. However, this is not visible Brighton Lane. He was not complaining and did not suggest any action to be taken. The owner also asked that in the next newsletter it should be mentioned that the website is up and running.

Next Meeting Date

- The next meeting is on March 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: _____