

**Carriage Lane Home Owners Association**  
**February 13, 2016 Board Meeting Minutes**  
**Location: East Anaheim Community Center Time: 9:00 AM – 9:45 AM**

**Attendance**

- **Board:** Mrs. Abrego, Mrs. DeFalco, Mr. Konovalov, Ms. Presz, & Mrs. Shahverdi (Quorum)
- **Members & Others:** Mr. Leccese, Mr. Sokria, & Mr. Fox, Recording Secretary

**Prior Meeting Minutes Approval**

- The January 9, 2016 meeting minutes were approved.

**Landscape & Common Area Matters**

- There was a discussion about the proposal for the Smart Irrigation Controllers being done by the Master Association. At a previous meeting it was discussed that once the Master Association has entered into a contract that we would piggyback onto the contract to obtain a below market price. This will be further discussed at a future meeting. The anticipated installation would be in the spring.

**Finance & Administrative**

- The January 2016 financial statements were reviewed and approved.
- The past due accounts were discussed. One account received a past due notice and has now paid in full. There was also one account that is currently on a payment plan.
- Correspondence written and received was reviewed and discussed.

**Architectural**

- There was no new architectural approval activity to report. One owner is in process of putting together a request.
- The mailbox project was discussed. Mr. Konovalov brought in a sample locking mailbox that he recommended. The Board examined the mailbox and approved the model and color proposed. Each mailbox will cost approximately \$165 each. Our installation contractor, Ez Maintenance, will attempt to get an additional discount from the manufacturer, Salisbury Industries.

**Master Association**

- Mr. Konovalov reported out on Master Association activities. A summary of this included:
  - There are still an insufficient number of delegates to hold an election. There are 403 at this time. Only 5 out of 39 Associations are currently eligible to participate. A workshop is planned in the near future to provide education to assist in the qualification process.
  - The brush clearance on the slope areas has not materialized yet. The availability to get goats has not yet happened. Efforts are ongoing.

- The irrigation controllers' project is still ongoing. The contract details are yet to be finalized.
- The City has a rain barrel program to capture water for irrigation use. There are a limited number of barrels still available.
- The litigation matter with ALTA management is pending. Currently \$150,000 has been expended on this matter.
- 10 out of 11 Architectural submittals were approved. The non-approved one was for a request for an asphalt roof in a development where tile roofs are required.
- A resolution was reached on the view matter with Canyon Point where trimming of trees for views will now be done.
- There is a \$257,000 positive year-to-date budget variance.

**Open Forum**

- **Ms. Presz:** The Board member indicated that she has a Segal Palm tree that is available for donation. It was suggested it would like nice next to the new monument. Mr. Konovalov will have Zeke Avila inspect for feasibility of the transplanting and aesthetics.
- **Mrs. Shahverdi:** A request was made to write Mr. & Mrs. Segal regarding their tenants parking of their trucks. The parking sometimes blocks a portion of their driveway so that it hinders ingress and egress. Mr. Konovalov will take a picture of the infraction for inclusion with the letter to be sent out.
- **Mrs. Abrego:** The Board member reported that an Association tree is blocking the water line at her residence. This is the same problem that has happened in a couple of other instances where the tree required removal. After discussion, the Board unanimously approved that the tree be removed. Mr. Konovalov will get a bid from Payless Tree Works, the contractor, who was the previous low bidder on the last tree removal.

**Next Meeting Date**

- The next meeting is on March 12, 2016 at 9 AM. The meeting will be at the East Anaheim Community Center.

**Minutes Approval**

- Minutes Approved By: \_\_\_\_\_
- Minutes Prepared By: William Fox, Recording Secretary