

Carriage Lane Home Owners Association
June 14, 2014 Board Meeting Minutes
Location: East Anaheim Hills Community Center Time: 9:00 AM – 9:50 AM

Attendance

- Board: Mrs. Abrego, Mrs. DeFalco, Mr. Konovalov, Ms. Nardin, & Ms. Presz (Quorum)
- Others: Mr. & Mrs. Crain, Mr. Elliott, Mrs. Pecerro, Mr. Lecessee, Mrs. Ducommun, Mr. Abrego, Mrs. Clement, Mrs. Konovalov, Mr. Abrego, Mr. Zagwolski, Mrs. Fisk, Mr. Yaseri, Mrs. Scott, Mr. Doan, Mr. DeFalco, Mr. Luna, and Mr. Fox, Recording Secretary.

Prior Meeting Minutes Approval

- The May 10, 2014 minutes were reviewed and approved.

Landscaping

- The landscaping requires additional watering since there are several dry areas. Part of the reason for this is that the backflow device is currently not working. Avila Landscape provided a proposal to replace the existing malfunctioning one. The proposed cost was \$1,100. A motion was made to accept the proposal. It was accepted on a 5 – 0 vote.

Financial & Administrative

- The financial statements for May 2014 were reviewed and approved.
- The past due accounts were reviewed and discussed.

Architectural Matters

- The Committee composition was reported as having four members. The members are Mr. DeFalco, Ms. Nardin, Mr. Halliday, and Nick Konovalov.
- Four submissions were approved since the last Association Meeting. Another submission has been received from 6000 Ridgewood Court that needs to be reviewed.
- An architectural approval form was previously developed. This will be reviewed for completeness. The Committee is then planning a walkthrough of the development. The timing has not been yet determined.
- The color palates are being updated. They will be included on the website when finalized.
- A discussion took place explaining that Carriage Lane HOA uses the form and guidelines developed by the Master Association. This is consistent with what many of the other sub-associations do.

Master Association

- The Master Association had the recall effort upheld by the court on April 20, 2014. The election for the selection of Board members is scheduled for June 17, 2014.

- Mr. Konovalov discussed that candidates running for the Board. He requested the authority for Carriage Lane's votes by splitting them in favor of two candidates. These candidates were Pete Boss and Tom Yabolinski. A motion was made and seconded. The Board voted 4 yes and 1 abstention in favor of Mr. Konovalov's recommendation.

Website Report

- Mr. Lecessee provided a verbal report on the status of the Association's website. He has been working with Mr. Konovalov on the implementation. He shared the subject areas that will be incorporated into the site. Those in attendance expressed appreciation for this effort.

Street Resurfacing Update

- Mr. Konovalov provided an update on the recent street slurry. He reported that all residents were cooperative. The next planned slurry will be in three years. The total cost for the entire asphalt project for Phase 2 was \$66,352 for the asphalt work, \$4,263 for the slurry work, and \$250 for the stripping. The phase 1 street work is to be performed by the City of Anaheim since this is a public street. Preliminary information received estimated that Phase 1 will be completed in fiscal year 2015.
- Mr. Yaseri started to speak out of order regarding his concern over the quality of the work performed. He had not been recognized by the Board to speak. Mr. Yaseri was advised that he could not talk until it was his turn. This advisement was made three times. Mr. Yaseri finally indicated that he couldn't take it anymore and was going to leave. However, he continued to talk out of order. Mr. Yaseri was then requested to either stay or leave, but not to continue talking out of turn. Finally, Mr. Abrego, who is a law enforcement officer, showed his badge and asked Mr. Yaseri to accompany him outside of the meeting room. This action was taken to allow the meeting to continue. Mr. Yaseri complied with the request and left with Mr. Abrego.

Parking Discussion

- Mr. Fox provided an overview on the proposed parking rules. This included the sources of the proposed rules and why certain items had been recommended for inclusion. He also discussed that three homeowners had responded with a standardized form that they were not in favor of any changes. A discussion took place explaining that some of the items on the standard form were not accurate and explained where the misinterpretations had taken place. Mr. Konovalov reported that CC&Rs were the primary basis for the rules. The CC&Rs were all agreed to by owners at the time they bought their home.
- Homeowners provided verbal feedback on the parking was Mr. DeFalco, Mrs. Crain, Mrs. Clement, and Mrs. Ducommun. There consensus was that owners in attendance wanted additional time for review and to provide feedback. The Board agreed on a 5 – 0 vote to provide the additional time for review.

Home Owner Comments

Mr. Zagowalski

- A request was made to fix the sprinklers on the slope in his backyard.

Mrs. Fisk

- The owner asked about the commencement of street sweeping in phase 2. She was informed that Board will investigate and make a determination.

Mr. Luna

- The owner suggested that the gardener could do the street cleaning with their blowers.

Next Meeting

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

Minutes Approval

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