

**Carriage Lane Home Owners Association**  
**January 9, 2016 Board Meeting Minutes**  
**Location: East Anaheim Community Center Time: 9:00 AM – 9:30 AM**

**Attendance**

- **Board:** Mrs. DeFalco, Mr. Konovalov, & Ms. Presz (Quorum)
- **Members & Others:** Mr. Leccese, Mr. Armstrong, & Mr. William Fox

**Election for Board and Anaheim Hills Planned Community Association Representative**

- The election was rescheduled from December 12, 2015 since a quorum had not been achieved. 36 ballots were received by mail so a quorum was achieved. There were no new nominations received from the floor. One additional secret ballot was turned in by Mr. Armstrong prior to the vote tabulation. Therefore, a total of 37 out of 65 residences participated.
- William Fox, who is a CPA, was the appointed ballot inspector for the election. He tabulated the ballots and reported the results as follows:

**Carriage Lane HOA Voting Results**

- Mr. Konovalov – 96 Votes
- Mrs. Abrego – 28 Votes
- Mrs. Defalco – 21 Votes
- Ms. Presz – 17 Votes
- Mrs. Shahverdi – 5 Votes (Write-In Candidate)

**Anaheim Hills Planned Community Association Results**

- Mr. Konovalov – 36 Yes Votes – 1 Party left that portion of the ballot blank
- There were no write-in votes received.

**Carriage Lane Officer Positions**

- The Board members agreed that the existing officer positions remain the same for this upcoming year. The positions are as follows:
  - Mr. Konovalov – President
  - Mrs. DeFalco – Vice President
  - Mrs. Presz – Secretary
  - Mrs. Abrego – Treasurer
  - Mrs. Shahverdi – Member At Large

**Prior Meeting Minutes Approval**

- The December 12, 2015 regular minutes were approved.

**Landscape & Common Area Matters**

- The private street lights were not working properly. The electrician ended up changing the power from 220 to 110 to deal with the inconsistent power levels causing them to malfunction. This additional work to correct the lights was done at no additional charge.

- There was review and discussion about the bid proposal for the Smart Irrigation Controller. The Master Association has seen considerable savings using the smart controllers for watering requirements and we would piggyback onto their new contract. The bid price was \$1,370. This will be further discussed at a future meeting. The anticipated installation would be in the spring.

**Finance & Administrative**

- The December 2015 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 activity to report.
- The mailbox project was discussed. The low bid received for installation is from EZ Maintenance in the amount of \$7,450. Four different material quotes were received from Salisbury Industries. They ranged from \$9,800 to \$14,000. The Board was asked to review the quotes and the corresponding pictures of the four different mailbox options and be prepared to vote on this at the next meeting.

**Master Association**

- Mr. Konovalov reported there have been no meetings since the Board met in December 2015.

**Open Forum for Owners**

- **Mr. Armstrong:** The owner reported that his attendance had been limited due to his mother's illness. She has since passed away. He reported that he will try to attend more often.
- **Mr. Leccese:** A request was made for the December 12, 2015 minutes so they can be placed on the Association's website. Ms. Presz will provide the minutes to him.

**Next Meeting Date**

- The next meeting is on February 13, 2016 at 9 AM. The meeting will be at the East Anaheim Community Center.

**Minutes Approval**

- Minutes Approved By: \_\_\_\_\_
- Minutes Prepared By: \_\_\_\_\_