

**Carriage Lane Home Owners Association
November 14, 2015 Board Meeting Minutes
Location: East Anaheim Community Center Time: 9:00 AM – 9:30 AM**

Attendance

- **Board:** Mrs. DeFalco, Mr. Konovalov, Ms. Presz (Proxy), & Ms. Abrego (Proxy)
- **Member & Others:** William Fox, Recording Secretary

Prior Meeting Minutes Approval

- The October 10, 2015 regular minutes were approved.

Landscape & Common Area Matters

- The Association maintained coral trees have been trimmed by Avila Landscaping. The coral trees under the jurisdiction of the Anaheim Hills Planned Community Association (AHPCA) in the Covered Wagon area still need to be completed.
- At 6077 Brighton Lane there are both Canary Island Pine and Liquid Amber trees that are lifting the front paver driveway and tennis court area in the backyard. A bid was received from Payless Tree Company who will remove and stump grind the four trees for \$3,000. They will also remove up to four additional Liquid Amber trees in other parts of the Association that are dead. The Board motion was made and unanimously approved the expenditure.
- The pavers in the driveway at 6077 Brighton Lane will need to be dug up and laid again as a result of the tree roots. A bid of \$3,000 was received from System Pavers and a second bid from the handyman that works for the owner of 6077 Brighton Lane was at an amount not to exceed \$750. The Board motion was made and unanimously approved the expenditure.
- There has not been any feedback from the City Police Department on the timing of when a police officer will be placed on Brighton Lane. Based upon the volume of driving being done this is likely not a high priority area.

Finance & Administrative

- The October 2015 financial statements were reviewed and approved.
- The past due accounts were discussed. Two accounts received a past due notice. One of the accounts is now current. There was also one account that is currently on a payment plan.
- Correspondence written and received was reviewed. The Larkins family will be receiving a hearing request should they fail to submit the Architectural Approval form for the fencing and temporary structure on the slopes. The Holmes and Zagowski complaints have been placed on hold.

Architectural

- The approval request to remove the Canary Island Pine tree at 6020 Ridgewood Court was approved by the Architectural Committee.

- The walk through update of the development has not yet taken place. It will be handled over the next couple of months.
- The house at 6011 Ridgewood Court needs to be painted. Mr. Konovalov will send pictures to Mr. Fox so a letter can be written requesting that painting be done.
- An update was provided on the mailbox project. There are 24 locations in the development that have mailbox posts with two or more mailboxes attached. Three locations require immediate attention. The cost to repair the three locations was \$975 from EZ Maintenance and Ross Lopez Contracting was \$1,100. A bid was received from EZ Maintenance for the total 24 locations of \$7,450 and Ross Lopez was \$8,784 for the labor. The material costs are expected to be another \$22,500 on top of the labor component. More information will be forthcoming on this.
- Mr. Konovalov reported that the 9 post lamps in phase 2 require wood replacement on the post portion of the lamps. The estimated cost of the replacements will be \$3,300. Another bid will be forthcoming. A determination will need to be made to fund it from Phase 2 reserves or have a special assessment for Phase 2 owners.

Master Association

- Mr. Konovalov provided a AHPCA update:
 - The revised voting requirements have reduced the quorum requirement. It previously required 1,168 votes. The reduced quorum requirement is 584. This will make getting a quorum easier to achieve. There are currently 441 qualified member votes.
 - The water used in landscaping has been significantly reduced. By the end of the year it is expected that a savings of 40 million gallons will occur.
 - The 2016 budget was finalized. It reflects a dues decrease from \$187 per quarter to \$170 per quarter. The change is mainly due to decreased legal fees and water use.
 - There have been preliminary discussions between the AHPCA and the City for a transfer of the parkways maintenance to the AHPCA.
 - There have been 57 trees removed as a result of the drought. There may be more identified that require removal.
 - There is approximately \$63,000 in past due accounts over 90 days old. These are being coordinated so that late notices and legal avenues are commenced.
 - The AHPCA had a presentation for new master controllers for irrigation by ET Controllers. The contractor will match the price should the Association desire to update our system.

Next Meeting Date

- The next meeting is on December 12, 2015 at 9 AM. The meeting will be at the East Anaheim Community Center.

Minutes Approval

• Minutes Approved By: _____

• Minutes Prepared By: _____