

**Carriage Lane Home Owners Association
March 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:** Mr. Doan, Mr. Leccessee, and Bill Fox, Recording Secretary

Prior Meeting Minutes Approval

- The February 14, 2015 meeting minutes were approved as amended.

Landscape Matters

- The monument area looks much better than it did. It was decided that it is not necessary to replace the corner shrubs. It was suggested that the backside of the monument has plants that should be trimmed back. Mr. Konovalov will contract Avila Landscape so this can be done.
- Mr. Konovalov provided an update on the Master Association pest control matter on Nohl Ranch Road slope area. The Master Association had their pest control company inspect and perform treatment. This was done on March 18, 2015. He also suggested that owners need to address their own lots and can use Safety First Pest Control at an affordable rate (if service is scheduled during the days they are treating the HOA's common areas).

Finance & Administrative

- The February 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

- An update was provided on the status of five homes where architectural improvements are being made. The addresses were 6021 Brighton, 6027 Brighton, 560 Golden Sky, 570 Golden Sky, and 6017 Brighton Lane.
- The leased home owned by Mr. & Mrs. Segal was discussed. Mr. Segal had called Bill Fox and stated that he didn't think anything was wrong at his home. Mr. Konovalov will provide pictures of the maintenance and repairs required and Bill Fox will send a letter and the pictures to help the Mr. & Mrs. Segal become aware of the concerns that exist.
- Mr. Doan, from 6095 Brighton Lane, had previously requested the removal of two Eucalyptus trees that were too close to his house and could cause damage in a wind storm. Mr. Konovalov performed research of the City of Anaheim records and identified that Eucalyptus trees could be removed without a permit if they are less than 20" in diameter at the 4 foot high level off the ground. If the diameter is larger than 20" a permit is required by the City of Anaheim. Mr.

Konovalov and Mr. Doan will inspect the trees in order to determine what the next course of action will be.

- There was no update on the mailboxes this month. However, the shared opinion was that the existing type of mailboxes is viewed more favorably than the gang box style.

Master Association

- Mr. Konovalov attended the February 2015 Master Association Meeting. Items reported were:
 - Turf is being taken out and is being replaced with shrubs. This will use less water. Rebates are being obtained from the City of Anaheim and the State of California.
 - A second legal counsel has been hired to assess the difficulty in obtaining qualified delegates for an election.

Residents Forum

- Mr. Doan: The owner reported that the gardener is not cleaning up the side area of his lot and on the back slope area. Mr. Konovalov will request Avila Landscape to address the concerns.
- Mr. Leccessee: The owner requested that the agenda be given to him a week in advance of the meeting so it can be posted on the website. Mr. Konovalov will try to get the information in advance to accommodate the request. Mr. Leccessee also reported that the cost of the website maintenance will be coming due soon. The owner also reported that the situation with a neighbor has been resolved.

Next Meeting Date

- The next meeting is on April 11, 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: _____