

**Carriage Lane Home Owners Association
December 12, 2015 Board Meeting Minutes
Location: East Anaheim Community Center Time: 9:00 AM – 9:30 AM**

Attendance

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

Election for Board and Anaheim Hills Planned Community Representative

- The election was not held since less than 51% of the eligible households responded. The election was rescheduled for January 9, 2015, at which time the voting requirement becomes half of the original requirement.

Prior Meeting Minutes Approval

- The November 14, 2015 regular minutes were approved.

Landscape & Common Area Matters

- The private street lights are not working properly. 7 out of 9 of them are not working. The electrician believes it was the new bulbs installed. Investigation and repairs will be done next week.
- There was discussion about piggybacking onto the Master Association's contract for the Smart Irrigation Controller. The Master Association has seen considerable savings using the smart controllers for watering requirements. The anticipated cost for the one controller that we would need is \$1, 370, which includes annual inspection/maintenance charges. This will be discussed further at a future meeting once the Master Association's contract gets finalized.

Finance & Administrative

- The November 2015 financial statements were reviewed and approved.
- The past due accounts were discussed. One account received a past due notice. 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 three damaged locations where repairs were required are now completed. The low bidder, E-Z Maintenance, completed the work for \$925. There was discussion on addressing all the mailboxes. It was determined that E-Z maintenance by virtue of being the low bid for labor and replacement material of \$22,450 was approved to complete the entire mail box project. The motion was made, seconded, and a 4 – 0 vote to begin the project. The cost of the actual mailboxes is still under review with a projected cost of \$ 12,000 - \$15,000.

- The private street lighting posts in Phase 2 require replacement. A bid was received of \$3,300 by a contractor, for new pole frames. 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. This remains unchanged from the last meeting. Mr. Konovalov requested that the management company send out the rules to all sub-associations to assist them in the qualification process.
 - The water used in landscaping has been significantly reduced. The year-to-date savings over budget is \$80,000. The overall budget reflects a savings of \$180,000. This is primarily due to water savings and reduced legal fees.
 - The switching to the new irrigation controller system has resulted in a cost saving through less consumption of approximately \$100,000 per year.
 - There is a view dispute between two sub-associations regarding providing a view. This could end up a legal matter.
 - The City of Anaheim has been reclassified to a Class I Fire Department. This may result in lower insurance premiums. Insurance carriers should be notified of this new rating.
 - To help reduce foliage on the slopes goats are going to be used for grazing purposes. The projected cost is \$7,500 for one week. This about half the cost of using a contractor labor force for the same task.
 - The Hidden Canyon monument is still being refurbished.
 - The City of Anaheim has recommended that Associations make sure V-Ditches are clear and that the French Drains are working.
 - The tennis courts adjacent to Carriage Lane are going into Chapter 11 bankruptcy. It is expected that the property will be sold.

Open Forum for Owners

Mr. Zagowski

- The owner reported a parking violation in the private parking lot in Phase 2. There is a Hunyadi car belonging to an owner that is allowing their daughter that is home from college to park there.

- The owner of 550 Golden Sky Lane has a fascia board that is peeling and the stucco also needs to be painted. This matter needs to be looked into. The Board agreed that it will be inspected as part of the architectural walk-through.

Next Meeting Date

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

Minutes Approval

- Minutes Approved By: _____
- Minutes Prepared By: _____