

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

Attendance

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

Prior Meeting Minutes Approval

- The August 8, 2015 meeting minutes were approved.

Landscape & Common Area Matters

- The electric power enclosure replacement has been completed. The job was inspected and determined to be properly completed.
- The private street LED lights and photocells will be completed next week. There was a technical problem that caused the need to do this replacement. The electrician will be performing this corrected work at no additional cost.
- An update was provided regarding the speeding on the public and private streets. The portable radar unit testing was performed for a period of four weeks. The Association was provided with a sample of four days of recorded data. It was identified that there were numerous instances where the speed limit was exceeded. The Anaheim Police Department will be intermittently placing a motor officer in the future during the hours where the highest level of incidences occurred.

Finance & Administrative

- The August 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 where the payment plan terms were modified and allowed to extend until the end of the year.
- Correspondence written and received was reviewed.
- The 2016 budget will be reviewed at the October Meeting. The Budget Committee members will be invited to attend the meeting.

Architectural Committee

- A walk through follow up will be done to help identify outstanding architectural items requiring owner attention.
- An approval for a roof at 6020 Ridgewood Court was submitted to the Master Association for approval. The owner mentioned that Orange County has a program in place where the cost of

the roof can be placed on Annual Property Tax bill and paid for over an extended period of time. Mr. Konovalov will be looking further into this.

- Mr. & Mrs. Abrego will be submitting an approval request to repaint their home.
- Mrs. Abrego provided a catalog from Mailboxes.com that has many different options for the replacement mailboxes. She will also be getting a contractor contact for the installation of the mailboxes.

Master Association

- Mr. Konovalov reported that Carriage Lane was qualified to be an election delegate for Master Association elections.
- The tree and plant overgrowth at the Tennis Club was reported to the City of Anaheim. The City of Anaheim came out to the site with an arborist for an assessment. It was determined that three trees need to be removed along with other plant growth requires trimming. This property is likely to be sold and a new use will then take place.
- The monument program is proceeding. There are 2 Association's where the monuments remain uncompleted. This was the result of not having the proper easement clearances. Options are being examined to deal with this matter.
- The watering schedule instituted resulted in a 32% year-to-date consumption decrease. The Master Association qualifies to go back to the City and seek an alternative watering schedule based upon the outstanding results.
- The past due accounts were discussed. There were 35 homeowners that owe more than \$500 in past due amounts. There is also approximately \$18,000 in bad debt, some of which has been accrued.

Home Owner Comments

- **Mr. Lecessee:** An updated report on the website was provided. This showed that there has been considerable interest each month. Some of the interest is local while some is from other states and abroad. The Board thanked Mr. Lecessee for successfully implementing the website. A request was made to have Mr. Konovalov submit the August 2015 meeting agenda so it could be posted on the website. A clarification was asked regarding tree responsibility within the lot lines.

Next Meeting Date

- The next meeting is on October 10, 2015 at 9 AM. The meeting will be at the East Anaheim Community Center.

Minutes Approval

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

Carriage Lane Home Owners Association
August 8, 2015 Executive Session Meeting Minutes
Location: East Anaheim Community Center Time: 9:30 AM – 10:00 AM

Attendance

- **Board:** Mrs. Abrego, Mrs. DeFalco, & Ms. Presz, & Mr. Konovalov (Quorum)
- **Others:** Alan Holmes - Attorney & William Fox - Recording Secretary

Parking Enforcement Matter

- The parking matter regarding the Pecoraro son's friends was summarized and discussed. The summary included a discussion of the incident history and types of offenses that have occurred.
- Mr. Holmes discussed the concerns if the Association chooses to do nothing. If knowing that a situation exists and no action is taken, places the Association in a position of liability. He also indicated that by allowing the Pecoraro's son's guests to loiter and make noise is disturbing the quiet enjoy of the Mirasafii's of their home, thus causing a nuisance.
- Mr. Holmes said that if the warning letter is not sufficient to change behavior that a special assessment of a "reasonable" amount can be levied based upon our CC&Rs provisions. The amount needs to be reasonable to avoid it from being overturned in a court action. If the special assessment is unpaid it can then be placed as a lien on the property. If still unpaid it will remain until the property is sold. A Small Claims Action can be initiated for collection.
- A fining system was also discussed where it would need to be first developed and then voted in by the owners. This would require a 75% favorable vote of the residents to institute.
- Mr. Holmes reported that Mr. & Mrs. Mirashaffii have the ability to file a private nuisance action against the Pecoraro's should they fail to stop the offending actions of their son's guests.
- A motion was made to send out the redlined letter as presented. A second was received and a 3 – 0 vote in favor was recorded.
- A separate incident was brought up by Mr. Konovalov regarding Mr. Zagowski frequently parking a vehicle in guest parking. He wanted Mr. Holmes to look into this matter on what can be done.

Minutes Approval

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