

Carriage Lane Home Owners Association
June 13, 2015 Board Meeting Minutes
Location: East Anaheim Community Center Time: 9:00 AM – 10 AM

Attendance

- **Board:** Mrs. Abrego, Mrs. DeFalco, & Ms. Presz, & Mr. Konovalov (Quorum)
- **Members:** Mrs. Konovalov, Mr. Lecessee, and Mrs. Saman
- **Others:** Mrs. Smith & William Fox

Prior Meeting Minutes Approval

- The May 9, 2015 meeting minutes were approved as amended.

Election Results

- On January 10, 2015 the initial election was held. There was insufficient participation to reach a quorum. There are 65 residences, thus a quorum of 33 was required to have 51%. As a result the Annual Meeting was rescheduled to February 14, 2015. The quorum requirement was reduced to 26%. The quorum was achieved when 31 out of the 65 homes participated in the rescheduled election equating to 48%.
- The February 14, 2015 election results were previously done by acclamation since there were four candidates for five Board seats and only one candidate to be the representative for the Master Association. The official counting of the ballots had been waived and the election was declared that all candidates were elected. The tabulation was considered redundant since each candidate running would be filling an open seat. However, under advisement of the Master Association's legal counsel it was requested that the tally be done for an official record.
- The ballots were opened and the tabulation was performed by William Fox, CPA. There were 31 voting households. Each household was allowed 5 votes to vote for the five total Association Board seats. Each household was allowed 1 vote for the Master Association representative.
 - Board Results: Abrego – 42, Konovalov – 41, DeFalco – 37, Presz – 35.
 - The Master Representative Results: Konovalov - 28 in favor and 3 did not vote.
- There remains one open Board seat that remains to be filled.

Landscape & Common Area Matters

- An update on the irrigation system project was covered. This included that the electrical work has been completed at a cost of \$880. The trenching work was also completed at a cost of \$1,880. Bids were received for the irrigation pedestal unit at \$1,045 and controller enclosure at \$1,010. The Board approved both remaining items on a 4 – 0 vote. The pedestal unit will be installed first.
- Four of the nine LED lights failed within a two week window. The electrician determined that there may be a defect with the brand of LED installed in our development and decided to replace all nine with another brand at no cost by the electrician. He will be returning them for credit due to there being a manufacturing defect.

- The City of Anaheim has installed radar on Brighton Lane to gauge traffic speed in the area. The data is being gathered to assist in determining the traffic flows in order to place a police officer on site for ticketing. This process should take two to four weeks to complete.
- The squirrel problems on the various slope areas was called in to Safety First for follow up.
- Mr. Konovalov went to the City sponsored workshop on water management. He explained the historical low snow pack level this year. He provided a summary of the meeting results including the enforcement program and rebates. The Association will end up watering either odd or even days with a reduction of 25% being sought.
- SC Signs & Supplies have fixed the private street signs that were not correctly labeled after it was brought to their attention. There was no additional charge to correct the error.

Finance & Administrative

- The May 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 through the attorney.
- A request was made to send a letter to the Mr. Zagwolski concerning double parking vehicles on Golden Sky.

Architectural Committee

- Correspondence was sent to 21 owners regarding non-compliance and 10 responses received were discussed.
- Mrs. Abrego reported that the mailboxes at Canyon Crest Townhomes are three years old and look great. She will get some pictures and try to obtain more specifics.

Master Association

- Mr. Konovalov reported that Carriage Lane member submissions for architectural improvements were addressed, tree removals is an important ongoing matter, and the delegate qualification process for Master Association voting is a top priority item.
- Mrs. Abrego mentioned that she has a billing problem that with E-Statements that has not been resolved to her satisfaction.

Board Member Comments

- **Mrs. Abrego:** A suggestion was made about putting the paint chip groupings on the website. Mr. Lecesse reported that the website is setup to link the paint choices directly to Dunn-Edwards where they have all of Carriage Lane options identified. Owners are not required to use Dunn-Edwards. If they do, there is a substantial discount to Carriage Lane residents.

Home Owner Comments

- **Mrs. Saman:** An inquiry was made about solar panel installation. She was informed by Mr. Konovalov that it must go through the architectural approval process. There are color requirements to ensure that it becomes less visible and blends into the roof color. The inverter must be inside the garage and conduit is not to be visible. She also inquired about using visitor parking. The Board responded that there are rules that guest parking is for guest use and that neighbors do watch and report violations.
- **Mr. Lecessee:** He reported that the website has been updated so that the information is current. He has also developed a flash on the website so that recent important items are highlighted. He also reported having ant problems and what is being done to address them.
- **Mrs. Smith:** A response was provided regarding the letter sent by the Association about the car and van parking. She agreed there will be compliance. The service van will be allowed to park on the driveway.

Next Meeting Date

- The next meeting is on August 8, 2015 at 9 AM. The meeting will be at the East Anaheim Community Center.

Minutes Approval

- Minutes Approved By: _____