

**Carriage Hills Planned Development Association  
Board of Directors Meeting  
September 19, 2018  
MINUTES**

**Notice of Meeting:**

A meeting of the Board of Directors for Carriage Hills Planned Development Association was held on September 19, 2018, at the hour of 7:00 p.m. at Chino Hills Community Center, Chino Hills, California. The Agenda for the Board meeting was posted four days prior to the Board of Directors meeting as required by California Law.

**Attendance:**

Directors Present: President Peter Pirritano, Vice President Ken Maziol, Secretary John Garcia, and Treasurer Jabir Kasubhai.

Director Absent: Vic Allende Member at Large.

Representing Incline Consultants Association Management, LLC was Stephanie Hale.

Representatives in Attendance: None.

Homeowners in attendance: 15828 Fetlock Lane, 2026 Starfall Lane, 2106 Oak Canyon Lane, 16050 Promontory, and 16004 Ranch House Road, 16205 High Vista Lane.

**Call to Order:**

The meeting was called to order at 7:57 p.m. by President Pirritano.

**Homeowner Forum:** The following matters were addressed in Homeowner Forum:

1) Trees in the community, 2.) Fire Safety, 3.) Cameras, 4.) View Concerns.

**Executive Meeting Disclosure:**

The Board of Directors addressed members' discipline issues and approval of executive meeting minutes in the Executive Session meeting.

**Committee Reports:**

**Architectural Committee** – Billie Ward provided a brief update regarding the activity of the architectural committee. She also spoke about homes within the association

**Landscape Committee** – Chairperson Carolyn Pirritano provided a brief update regarding the inspections of the common area maintenance concerns of the Association.

**Welcome Committee** – Sharon Simonsen of the Welcome Committee provided a brief update regarding new homeowners in the community and also spoke briefly about the next community party.

**Business:**

The Board reviewed the meeting minutes of July 17, 2018. M/S/C (GARCIA/HOSEA) TO APPROVE THE MEETING MINUTES OF JULY 17, 2018 WITH CORRECTIONS TO JOHN GARCIA WAS NOT IN ATTENDANCE. VOTE 2 YES. (2) ABSTAIN (GARCIA AND JABIR)

**Business:**

The Board reviewed CLS Proposals.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #072714 TO REPLACE DAMAGE PLANTS ON THE ASSOCIATION SLOPE DUE TO HOMEOWNERS UNAUTHORIZED REMOVAL OWNER WILL BE ASSESSED COST OF REPLACEMENT. AMOUNT NOT TO EXCEED \$1353.00. VOTE 4 YES.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #072711 BID TO REPLACE (2) BROKEN SPRINKLERS AT SLOPE # 4. AMOUNT NOT TO EXCEED \$195.06. VOTE 4 YES.

**Carriage Hills Planned Development Association  
Board of Directors Meeting  
September 19, 2018  
GENERAL MINUTES – Page Two**

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #075804 TO PAINT THE SENSOR POLES GREEN THROUGHOUT CARRIAGE HILLS. AMOUNT NOT TO EXCEED \$69.54. VOTE 4 YES.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #076790 TO INSTALL 27-5 GALLON LANTANA IN THE BARE AREA ON THE SLOPE CLOSE TO THE MAIN ENTRANCE. AMOUNT NOT TO EXCEED \$913.41. VOTE 4 YES.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #076767 TO INSTALL 25-5 GALLON LANTANA IN THE BARE AREAS AT SLOPE #1. AMOUNT NOT TO EXCEED \$845.75. VOTE 4 YES.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #075840 TO INSTALL 25-5 GALLON CRAPE HONEYSUCKLE IN THE BARE SPOTS AT THE SLOPE OF 15995 RANCH HOUSE ROAD. AMOUNT NOT TO EXCEED \$845.75. VOTE 4 YES.

M/S/C (KASUBHAI/GARCIA) TO APPROVE CLS PROPOSAL #075839 TO INSTALL 21-5 GALLON RAZZLEBERRY IN THE BARE AREAS AT THE BACK OF SLOPE 15931 RANCH HOUSE. AMOUNT NOT TO EXCEED \$710.43. VOTE 4 YES.

M/S/C (MAZIOL/GARCIA) TO APPROVE CLS PROPOSAL #077068 TO SCALP THE LAWN AREAS DOWN AND SEED WITH PERENNIAL RYE. AMOUNT NOT TO EXCEED \$432.00. VOTE 4 YES.

The board of Directors reviewed proposal from Master Crafters to paint re furbish fire hydrants throughout the community. M/S/C (MAZIOL/GARCIA) TO APPROVE MASTER CRAFTERS TO RE FURBISH FIRE HYDRANTS THROUGHOUT THE COMMUNITY AT THE COST OF \$35.00 PER HYDRANT MINIMUM (10) HYDRANTS. VOTE 4 YES.

Ken Maziol gave a brief update regarding the proposal process for the installation of cameras.

The Board reviewed correspondence regarding the insurance claim open for the slope damage.

The Board of Directors reviewed correspondence sent to AAA Insurance claims department regarding the accident on Carbon Canyon.

The Board discussed the next community party. The next community Party will be held May 5, 2019.

**The Board reviewed all homeowner correspondence.**

**Management Report:**

The Board reviewed the management report as submitted.

**Carriage Hills Planned Development Association  
Board of Directors Meeting  
September 19, 2018  
GENERAL MINUTES – Page Three**

**Next Meeting Date:**

The next meeting of the Board of Directors date is November 19, 2018 annual meeting at 7:00 p.m. held at the Community Center.

**Adjournment:**

The meeting was adjourned at the hour of 8:50 p.m.

**Attest:**

---

**Authorized Board Signature**