

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
FEBRUARY 25, 2021, 6:30 pm
Regular
Held by Teleconference
DRAFT

Ch

Board Members Present:

Jean Costanza, President
Janice Croft, Member-at-Large
Inna Mednikov, Member-at-Large
Bill Koury
Kevin Myers
Tom Meikle
Carole Henning

Denis Wilkins, Lordon Management
Shirin Nouh
Michael Flores

6:30 – Board Meeting Begins

Resignation of Board Members:

Jean Costanza, Janice Croft and Inna Mednikov resign.

Election of New Officers:

President – Bill Koury
Vice President – Kevin Myers
Secretary – Carole Henning
Treasurer – Tom Meikle

Minutes:

Motion to approve January 28, 2021, minutes as presented.
Motion carried, 4-0

Open Forum:

Shirin Nouh asked that the sink hole near the electrical transformer by her unit (5383) be discussed. This will happen later when the Manager's Report is presented.

Treasurer's Report:

The January actual expenditures were all within budget with no extraordinary expenditures to report.

Tom Meikle asked if there was any surplus at the end of 2020. Denis responded there was, and it had been transferred to the Reserve Fund.

Motion to approve January 2021 Treasurer's Report:

Motion carried, 4-0

Committee Reports:

Architectural – none.

Landscape – (see information below under Manager's report, item b.)

Manager's Report:

a. No Delinquencies

b. Tree removal update

Andre Tree was approved to handle the tree removal project. Project is on hold, however, until Andre Tree receives vendor approval from the City, and the City's representative has had opportunity to walk the project with Andre.

c. Report re sinking ground by Edison transformer (between 5383 and 5391). Denis was asked to contact Southern California Edison (SCE) to investigate and evaluate the safety of the transformer. Further action to occur once the report from SCE is received.

d. Stucco painting of repairs update

Some additional repairs were needed in the courtyard area and have been completed. Painting of the all repaired areas has commenced and is expected to be finished by next week.

Question arose as to whether stucco repairs were on a cycle. Denis will check back to 2018, 2019 and 2020 to determine if this is the case and, if so, when did it happen and what was the cost.

e. Bank account signatures update

Denis has new signature cards which Tom will need to sign. We need to determine how many signatures will be required on each check before the cards are submitted to Union Bank.

Old Business:

Discussion arose as to Lordon automatically paying those utilities and contract service fees that are the same each month. This was approved in the recent past.

New Business:

Traffic Regulation – Motion was made and seconded to eliminate items 3 and 4 of the Traffic Rules and Regulations. Discussion ensued. Signage will need to be changed eventually.

Denis will notify all residents of the pending modification. Once the 28-day comment period has expired, the modification will become permanent as long as it is determined that none of the comments submitted should be included in the regulation.

Motion carried, 4-0.

Camera Control – The question arose as to who had control of the recording device for the camera that is installed in the main common area. Denis was not certain but thought it might be Bob Parker. He also mentioned that California Gate was the vendor who installed the existing camera. Discussion included the possibility of setting up a community portal so everyone would have access. Denis will have California Gate contact Kevin Myers with all the details of the purchase, installation, etc.

Zoom Calls – Discussion concerning having all future board meetings on Zoom was held and agreed to. Denis is to determine if Lordon Management Company has a Zoom account and if we might be able to tap into it for our meetings.

New Business Items to focus on for future meetings:

- Open Bidding for all contracts

- Ideas on how to lower monthly assessments

- Explore relationship with La Canada Flintridge Country Club

- Term limits for Board members

- Proxies

- Parking at entry to community on west side of Godbey

- Consider using tenants who have appropriate skills in bidding process (each would need to be an approved business by the association first)

- Newsletter and email addresses

- Sprinklers in certain areas

- Inconsistent landscape

Common area sewer and storm drain cleaning

Courtesy Plumbing has been cleaning one common area sewer line behind 5451 - 5441 and hydro jetting one storm drain line by 5359 twice a year for several years. Denis was asked to check with LA County to see if this task is something they should be handling.

Next Board meeting, Monday, March 22, 2021, 7 pm by Zoom.

With no further business in the Regular Session, the board adjourned into Executive Session.

Motion to Adjourn at 8:35 pm.

Motion carried, 4-0.

Respectfully submitted,
Carole A. Henning, Secretary