

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

MARCH 22, 2021, 7:00 pm

Held on ZOOM

DRAFT

Cal

Board Members Present:

Bill Koury
Kevin Myers
Tom Meikle
Carole Henning

Denis Wilkins, Lordon Management
Shirin Nough
Bob Parker
Mary Ann Soifer

6:57 – Board Meeting Begins

Minutes:

After some discussion, motion to approve February 25, 2021, minutes as presented was made.

Motion carried, 4-0

Open Forum

Kevin Myers represented Doug Horwith, son of deceased resident Doris Horwith. Mr. Horwith questioned whether the fence installed by his neighbor, Wes Kim, between units 5393 and 5395 had been approved by the Architectural Committee/Board. It was determined that such approval had not been given. Several Board members will meet on Friday, 3/26, to look at the fence and possibly talk with the owner, Mr. Kim.

Kevin Myers represented Wes Kim. Mr. Kim asked removing the tree in front of his unit. Denis Wilkins stated that an arborist evaluated the tree, determined that it was not diseased, and no roots were invading the lots on either side of the Common Area where the tree is located. The arborist's conclusion was that there is no reason to remove the tree. The Board instructed Denis to send a letter to Mr. Kim with this information.

Treasurer's Report

Tom Meikle raised a question concerning two reserve accounts that are in the negative: Landscaping (\$17,964) and Slope Clearing (\$9,910).

For Slope Clearing, Denis explained that the L.A. County Fire Department required the slopes to be cleared twice because of the increased growth that occurred after the first clearing was completed and approved.

It was suggested that we wait for the annual reserve analysis from Strategic Reserves Study to be completed before making any decision to transfer funds to either line item.

Bill Koury raised the question as to why the 2021 budget number for earthquake insurance was set at \$20,400 when prior years' budget had been \$24,000. The actual cost for this year which has been paid is \$23,666.

(According to my notes, no motion was made to accept the Treasurer's report.)

Architectural Report – no requests this month.

Bob Parker spoke concerning the weather station that is on the roof of his unit and which extends above the roof line. The installation was approved 10-15 years ago. The weather station was damaged in January during the high winds but hasn't been repaired because neither his son or grandson has been available to repair it. He suggested that, once it is repaired, that it be moved to the Common Area triangle.

UNFINISHED BUSINESS

Street Upgrade

Slurry coating is done every 4-5 years. Discussion was held concerning completely redoing all of the street and center section below the island and slurry coating the street above the island. Detailed bids will be procured from several vendors. Action tabled until they are received.

Camera Control

Kevin Myers spoke with Kevin at California Gate and requested a proposal for moving the camera and pole from its current location in the center of the complex up to the entrance of the complex close to the Villa Cañada sign. This would include new concrete pad, running wire to electric source, relocating pole and camera, etc. There should be a separate, dedicated Wi-Fi account and line for it. Each unit should be able to access the website for the camera. Kevin expects the proposal by week's end (3/26).

Questions asked were about violation of privacy and our liability? Will the camera's new location affect the Country Club in any way? Do we need legal counsel?

The receiver for this camera is located in Bob Parker's garage and has been unplugged since the January meeting and resignation of the former Board members. Bill will meet Bob on Tuesday morning, 3/23, to retrieve the receiver.

Sink Hole

Denis reported that if Southern California Edison investigated the area, they did not send him any report concerning it. Gordon Termite Control determined that whatever was causing the hole was not anything that they could treat for. It was decided not to spend \$160 to have Salazar fill it with soil. Bill offered to supply the dirt from behind the Shell Station and to have his crew fill in the hole. To be completed no later than Friday, 3/26.

HOA Website

The Lordon website address for our association is mylorden.com. Denis will send an email to the board members so each person can set up access to the account.

NEW BUSINESS

Term Limits

It was proposed that we consider defining term limits as serving two, two-year consecutive terms with a board member then sitting out for at least 2 years before running for the Board again.

Carole Henning researched term limits through HOAleader.com (an email newsletter which is a source for up-to-date background information on best

practices for HOA Board Members) in reference to California associations. An LA attorney stated there that, in his experience, it is hard to get people to serve in general because of the overall apathy of the homeowners. This could cause issues if the designated term is over for one or several members, and there are no new people to fill their seats.

It was recommended that this idea be tabled.

Motion carried 4-0.

Board Book Inclusions

After some discussion, it was determined the information in the Board Book for each meeting would be reduced to about 25-30 pages. The General Ledger and the Accounts Receivable reports would be excluded. If anyone needs to see any of those pages, Denis is able to supply them.

Motion carried 4-0.

Newsletter

After discussion, it was determined that a newsletter should be sent quarterly to the residents. If notice is needed in between those releases about a particular matter, a Special Bulletin can be issued. It was not determined when we will send the first one.

It was also noted that we could appoint someone to compose the newsletter, and it does not necessarily need to be a resident.

Notices about upcoming Board meetings are posted on the bulletin board in the center of the complex at least 4 days before the scheduled meeting.

Courtesy Plumbing

Courtesy Plumbing hydrojets the sewer line to the south of 5441-5451 units and the 5361 storm drain between 5359 and 5353 twice a year to remove any roots that may have penetrated the clay pipes. Bill will meet with Courtesy next week when they come to perform this work to see exactly what they do and why this is a needed expense.

Earthquake Loss Assessment

Carole Henning is reviewing their condo earthquake insurance coverage. They currently do not carry any Loss Assessment coverage in their policy. The question asked was if the Association had damage to the property that was covered under the Association's policy, what would be the likelihood that individual owners would be asked to share in the cost of the deductible resulting from that damage. The current deductible on the Association policy is \$10,000/incident. Denis stated that one option would be to have only the owners of the units affected pay the deductible. Another option would be since the Association procures the coverage and the policy is in the Association's name, the argument that the Association has the responsibility to pay may be stronger. It was determined that it would be a Board decision on a case-by-case basis.

Next Board meeting: Monday, April 26, 2021, 7 pm by Zoom.

Motion to Adjourn at 8:29 pm.

Motion carried, 4-0.

Respectfully submitted,

Carole A. Henning, Secretary