

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
APRIL 26, 2021, 7:00 pm
Held on ZOOM
DRAFT

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Board Members Present:

Bill Koury

Kevin Myers

Tom Meikle

Carole Henning

Denis Wilkins, Lordon Management

6:57 pm – Board Meeting Begins

Minutes

Motion to approve March 22, 2021, minutes as presented was made.

Motion carried, 4-0

Treasurer's Report

No discussion as the Treasurer did not have time to review the report because he was out of town.

Architectural Report

Owner of 5395 put up a fence on his property without submitting an architectural application and receiving board approval. It was moved, seconded and approved to send the owner of 5395 a letter giving him 10 days to remove the fence.

The owner of 5316 repaired the weather station on his roof so that it no longer extends above the roof line. This item is complete.

The owner of 5331 submitted an Architectural Application Request to update the garage door to a folding rollup style. It was moved, seconded and approved to accept the request with the stipulation that it be painted within 7 days of installation.

BUSINESS TO DISCUSS

Irrigation Contract with Conserva Irrigation with intent to sign or modify

It was moved and seconded to discuss the two contracts submitted by Conserva Irrigation – one for Repairs and Upgrades and the other for Quarterly Maintenance. Coordination would be needed between our landscape company, Groundcare, and the irrigation company, Conserva, if we should approve these contracts. Currently, the landscape vendor is also taking care of minor irrigation needs. The total spent on irrigation as of 12/31/20 was \$1,630. This total needs to be broken down into its

various components so that we can compare those costs to Conserva's numbers. No action was taken on this item until we have the comparison.

Finalize Andre Landscape Removal of Trees

Andre Landscape is not approved by the City of La Canada and therefore is unable to get a permit. They also did not return to review/add an additional dead tree (in Common Area next to 5441) to his proposal. He is no longer being considered for this project.

Mike's Spray and Tree Service, Inc.

The contract with Mike's Spray and Tree Service to remove the designated trees in his proposal dated 4/6/21 has been executed. Work will be done on May 6-7.

During the Emergency Meeting of the Board on 04/16/21, it was determined that the tree in the common area close to 5395 (Wes Kim) would be removed, and Mr. Kim would be permitted to pay half of the removal fee. However, after further discussion at the meeting of the Board (04/26/21), it was decided the tree will not be taken out because it is in good condition. It was further decided that going forward no owner would be permitted to pay for anything that is the Association's responsibility to cover. Motion was made, seconded and approved to remove said tree from Mike's Spray and Tree Service's contract.

Discussion of Street Paving by Bostick

This project will be done on 6/14-15.

5312/5314 Sod

There are two trees to be removed and roots ground: one at 5312 and one at 5314. A motion was made, seconded and approved to restore these two areas back to grass once the trees are removed. It will be decided which sod would be the best to use in these areas – Blue Marathon or St. Augustine.

Andre Landscaping

Andre Landscaping presented a bid for tree work, cut and blow, slope clearance and minor irrigation work as has Harvest Landscape and Groundcare. Denis was asked to prepare a comparison of these bids and also include what we have paid in the past for each item.

Decision on Camera

Kevin Myers will follow up with California Gate concerning a proposal to cover these three options and all costs associated with each option:

- Keep the camera where it is and make it functional again, or
- Move the camera up the street to the entry of Villa Canada, or
- Take it out altogether (will California Gate take the camera back and give us a refund?)

Legal counsel should guide us as to privacy issues and the Association's liability in that regard.

Semi-Annual Gutter Cleaning

A proposal was received from Trimark Enterprises, Inc. to do the semi-annual gutter cleaning. This is a new vendor since the former one declined to bid this year. This item will be taken up at the May Board meeting which will push the actual work into June.

Slope Clearance

Slope clearance is done annually behind the units on the west side of the complex (from 5451 through 5359). Clearance is to be accomplished 100 feet out from the structures.

Notice was received on 4/15/21 from the County of Los Angeles Department of Agricultural Commissioner/Weights and Measures. This work is usually done in May in order to comply with the County's deadline. A proposal from South Bay Landscaping, Inc. (who has done the project in the past) for \$6,900 has been submitted. The Agricultural Department or the local Fire Department will inspect the work once it is completed.

No action on this item was taken at the current meeting.

Governing Documents Review

Tom Meikle suggested in an email to Denis Wilkins on 4/20/21 that the Governing Documents for the Association be reviewed concerning Common Area rights. No action was taken.

Next Board meeting: Monday, May 24, 2021, at 7 pm by Zoom.

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

Motion to Adjourn at 8:27 pm.

Motion carried, 4-0.

Respectfully submitted,

Carole A. Henning, Secretary