

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

MAY 24, 2021, 7:00 pm

Held on ZOOM

~~DRAFT~~

CNA

Board Members Present:

Bill Koury

Kevin Myers

Tom Meikle

Carole Henning

Denis Wilkins, Lordon Management

Shirin Nouh, Architectural Committee

J.P. Lopez, Member-at-Large

Jay Kim, Member-at-Large

7:04 pm – Board Meeting Begins

Minutes

Motion was made, seconded and approved to accept the April 26, 2021 minutes as presented.

Treasurer's Report

Motion made, seconded and approved to roll over the two CD's that expire this month for an additional 6 months.

Motion was made, seconded and approved to transfer \$29,733.94 of the Contingency Reserve to Landscaping/Tree Trimming and Slope Clearing to remove the deficits in each (\$20,973.94 and \$8,760.00 respectively).

Members-at-Large Contributions

JP Lopez is a new homeowner (5361) and desired to see how the Board meetings work.

Jay Kim (5365) was also interested in how the Board meetings are handled. He is having some backyard work done and will submit an application for approval.

Architectural Report

Sam Park (5312) submitted an architectural application for work to be done in his backyard. Shirin Nouh will review and give her recommendation to the Board.

OLD BUSINESS

Finalize Bid from Mike's Tree Service

There are buried roots in the front yard areas at 5312 and 5314 that could be affecting the irrigation. Mike's Tree Service will remove those roots for a slight increase to his original contract (\$892). Motion was made, seconded and approved to complete this work.

Disposition of fence in the back of the unit of 5395

This fence is a violation of the CC&R's and must be removed. The Board directed Denis Wilkins to send a violation letter to the owner that a hearing will be held at the June Board meeting concerning this matter.

5443 Clogged Driveway Drain

Denis Wilkins will send a letter stating that it is the homeowner's responsibility to maintain this drain.

Paving Notifications

USPS, Amazon, UPS and other delivery services will need to be notified to refrain from making deliveries on June 14 and 15 while the street is being paved.

Association's Legal Rights Concerning Common Areas

It was moved, seconded and passed that Denis Wilkins would follow up on what is the best manner to deal with Common Areas that have fences and gates around them.

Camera

The camera located in the center of the complex is currently nonfunctional, and the base to it is locked. California Gate is not interested in buying the equipment back. The cost to move it to a new location is approximately \$8-\$10,000. If made operational, it would require its own Wi-Fi address which incurs a cost, and fees for individuals to access the site would be added. There is an app that could be download to an individual's phone for access as well.

Jay Kim stated that it would be cheaper to leave it where it is. But that would only benefit the lower general area.

It also would be important to vet privacy concerns before making any decision on this matter.

Kevin Meyers will contact Spectrum to see what the cost would be to setup the Wi-Fi portion.

Matter tabled.

Gutter Cleaning

This work is still to be done.

Tree Trim between 5383 and 5391

Shirin Nough asked that the tree that is in the common area between her unit (5385) and Unit 5391 . It was determined that Denis Wilkins will investigate having an independent arborist to assess this tree and all of our trees to see when they should be trimmed and what the cost would be.

Slope Clearance

It was moved, seconded and approved that Southbay Landscape's proposal to complete the annual west slope clearance for \$6,900 be accepted. This work must be done quickly as the deadline to have it done is imminent.

Maintenance of Driveways for 5451, 5447, 5443 and 5441

Cost to slurry seal the four driveways is \$0.125 x 450 SF, or \$56.25 each.

Cost to replace the four driveways is \$2.83 x 450 Sf, or \$1,273.50 each.

Carole Henning will contact each owner to see what their preference is.

Garage Door for 5325

Unit 5325 is currently under construction to repair fire damage. As part of that process, the garage door has been replaced but it has not been painted. Denis Wilkins will notify the owner of the paint color that is required and give a deadline for completing the painting.

Next Board meeting: Monday, June 28, 2021, at 7 pm by Zoom.

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

Motion made, seconded, and approved to Adjourn at 8:27 pm.

Respectfully submitted,

Carole A. Henning, Secretary