

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

JULY 26, 2021, 7:00 pm

Held on ZOOM

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Board Members Present:

Bill Koury

Tom Meikle

Carole Henning

Shirin Nouh

Alan Mayer

Kellie Dreyfuss

Board Member Absent:

Jay Kim

Denis Wilkins, Lordon Management

Guests

Stephanie Cafiero

7:09 pm – Board Meeting Begins

Organizational Meeting

It was moved, seconded and passed that Shirin Nouh be appointed Vice President. Her term will run until January 8, 2023.

Minutes

A question was raised in the June 24, 2021 minutes concerning a reference on the June agenda to Unit 5304 requiring stairs. It was noted in the January 28, 2021 minutes that stairs for the common area at 5304 had been approved by the prior Board and could be installed as soon as a tree was removed. The June 24, 2021 minutes have been corrected to reflect this information.

It is noted that Stephanie Cafiero objected to the comments concerning stairs for the common areas.

Motion was made, seconded and approved to accept the June 24, 2021 minutes as corrected.

Public Comments

Comments are included under the particular subject area below to which they apply.

Treasurer's Report

Tom Meikle reported that the financials look good. He did have a question concerning \$12,000 in checks that the financials indicate had not been released. Denis Wilkins stated the number of checks in a hold varies from day to day, and they could have been released after the report was prepared. Denis will check into this and report back to Tom.

The water expense continues to run over budget and will need to be watched carefully.

Tom also asked if we were ready to pay Bostick for the repaving. Several items concerning the paving work were raised:

- Were additional reflectors needed around the double yellow line throughout the complex?
- When will the unit numbers be installed in front of the center units' mailboxes?
- Stephanie Cafiero expressed displeasure with the new speed bumps and striping. The new ones are different sizes than the ones that were removed, and one is missing on the back side of the complex going up the hill.
- It was a conscious decision by the Board not to re-install a speed bump on the backside of the road behind the center units.

Details about an invoice from Pamela Moore, our legal counsel, were requested before payment would be made.

Architectural Report

Shirin Nouh is waiting on the Architectural Request Form from Christine Mun (5327) concerning the installation of a deck on the back patio.

Renters in Unit 5318 have added a small rubber swimming pool and some type of umbrella structure on their back patio. The occupants did not submit an Architectural Request Form for either item nor did they ask the neighbors on either side of them about putting these items on their patio.

After some discussion, it was moved, seconded and passed that Shirin Nouh would speak to the occupants about the pool and umbrella structure to determine if they were temporary or permanent. She will report to the Board on what she learns.

Landscape Committee

Shirin Nouh stated that she had contacted Sara Icke and Chris Baker to see if they would be willing to serve on this committee. No response was received at the time of the meeting. She will follow up with them.

OLD BUSINESS

Slope Clearance

Southbay Landscape has finished the annual slope clearance project, but Fire Department approval/signoff is still needed.

Members Mayer, Nouh and C. Henning had questions concerning what may be required behind their individual units for slope clearance. Denis Wilkins was asked to contact Oscar at Southbay Landscape to ask for clarification on questions in general about the slope clearance both from the Association's responsibility and the unit owner's responsibility.

Once Denis has contacted Oscar at Southbay, we will determine whether a notice should be sent to all homeowners about is learned concerning slope clearance.

Tree Trimming

Tree trimming will occur in the fall. Stephanie Cafiero commented that it is her understanding that La Canada Flintridge law requires an arborist to look at all trees before the tree trimming is done. If we fail to do this, she believes it would be a liability for the Association.

Denis will contact three contractors to submit a proposal for this work. Shirin Nouh mentioned that she would like to walk with them when they canvass the area to formulate their proposals.

Once a vendor is selected, we could offer their service to those owners who need the private trees on their lot trimmed. The price could be considerably lower since the crew will be on the premises to complete the Association's work.

Gutter Cleaning

This will be done once the tree trimming is completed.

Irrigation System

Liberty Utilities sends three invoices each month for irrigation water usage, one invoice for each meter, with each invoice showing a service address of 5304-5451. It would be helpful for us to know the exact location of each meter as we contemplate what may be involved in the future for irrigation repairs/replacement. Groundcare, our landscape contractor, will be contacted to ascertain how often the sprinklers come on and if the cycle changes from summer to winter.

Property Manager's Report

- Stucco is painted every 12/15 years which would put the next phase around 2026/2027. The trim is painted every 4/5 years which would put the next phase around April/May 2023.
- It is the responsibility of the landscaper to clear the clogged drains under the driveway aprons. Denis will notify Alex at Groundcare to do this periodically.
- Kellie Dreyfuss reported that no stairs are needed in the common area next to 5341 because the slope there is very gradual. Denis will ask Arce to provide a bid for stairs/railing for 5304 and a railing for 5383.

Curb Repairs

If there are no problems with the curbs, then no work will be done. If repairs are needed, a bid should be obtained for it.

Proxy Voting

After discussing the issue, it was determined that Association members would be invited to attend the August Board meeting and to express their thoughts on proxy voting during the Guest Comments portion of the meeting. We will listen to their ideas and take note. This is for information gathering only.

Traffic Flow

It was determined that the changes in the Traffic Rules that the Board approved at the February meeting

must be distributed to all of the members for approval. They will have 28 days to respond with their comments. Denis will put together the package for Board member review/approval before distributing it.

NEW BUSINESS

Newsletter

Alan Mayer volunteered to compose the Association's quarterly newsletter! Thank you, Alan!

Next Board meeting: Tuesday, August 24, at 7 pm at La Canada Country Club in the Board Room.

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

Motion made, seconded, and passed to Adjourn at 8:23 pm.

Respectfully submitted,

Carole A. Henning, Secretary