

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

AUGUST 24, 2021, 7:00 pm

Held on ZOOM

DRAFT

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Board Members Present:

Bill Koury

Tom Meikle

Carole Henning

Shirin Nough

Kellie Dreyfuss

Jay Kim

Board Member Absent:

Alan Mayer

Denis Wilkins, Lordon Management (via Zoom)

Guests

Chris Baker

Stephanie Cafiero (via Zoom)

Christine Mun (via Zoom)

7:00 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the July 26, 2021 minutes as presented.

Public Comments

None.

Treasurer's Report

Tom Meikle noted that the water expense was down a little this past month, but it still needs to be watched carefully. Denis Wilkins was asked to provide back copies of water bills for study. Chris Baker, a member of the Landscape Committee, volunteered to put together a study on water usage over the last two-three years.

Architectural Report

Shirin Nough received an Architectural Request from Jae Lee (5393). Aspects of work include work at the back of the unit: removal of wooden trellis and sun shade, replacing the deck, retiling parts of patio floor which will blend with colors neighbors are using, installation of a retractable shade over patio; and work at the front of the unit: removal of fabric awning above front door. Approval to move forward with this work is contingent upon the next item being completed.

Unit 5395 has yet to remove the fence that is in violation of the CC&Rs. Unit 5393's new owner will be asked to work with Unit 5395 to make this happen.

Renters in Unit 5318 had added a small rubber swimming pool and some type of umbrella structure on their back patio. Shirin Nough spoke to the occupants about the pool and umbrella. As a result, the pool has been removed. The umbrella structure still remains however. Denis Wilkins was instructed to send a letter that the umbrella structure must be removed by mid-September.

Landscape Committee

Chris Baker has joined the Landscape Committee and will lead the process of getting bids for a new landscape vendor so that the new numbers can be inserted into the budget.

A question was raised as to whose responsibility it is to clean the area below the tennis courts and when was it last done. That area is the responsibility of the Association. Research shows the sprinklers there were repaired and working as of August 2020. As to when it was cleaned last, we are not sure.

Tree Trimming

Shirin met with Eileen from Crescenta Valley Service concerning the tree trimming that needs to be done in late fall. CV Service provided a three-phase bid.

Denis Wilkins also mentioned that he had solicited four bids for this work – one declined, one did not have the correct information in their bid, and two others are pending. He will also supply a copy of the tree trimming invoice from last year (2020).

Gutter Cleaning

Gutters are scheduled to be cleaned twice a year. The next cleaning will be scheduled once the tree trimming is completed. We have an approved bid from Trimark for \$3,600-\$3,800.

Clear Slope and Install Irrigation at 5327

It was moved and seconded, and discussion followed concerning the landscaping and irrigation of the Common Area to the north of Unit 5327. After discussion, it was moved, seconded, and passed that Groundcare Landscape should be directed to install irrigation in front of 5327 and to clean the common area north of 5327's bare yard area by September 20.

Hedges on Country Club Property along Godbey Drive

Discussion concerning the dying hedges along the east side of Godbey Drive where the Club has abandoned watering the hillside was held. It was determined that we should not extend our private water lines onto the Club's property to water the hedges.

OLD BUSINESS

5383/5304 Stairs/Railings

Arce provided a bid of \$1,450 for a railing for the stairs at 5383. Stairs/railing are not able to be installed at 5304 because of a remaining tree trunk, which cannot be removed, is in the way.

Shirin will procure a competitive bid for the railing at 5383. Chris Baker will ask his vendor to look at the project as well.

Curb Stenciling

The question was raised as to who did the stenciling of unit numbers on the curbs after the paving was completed. The stenciling was done the same day as the curb painting, but Bostick says they did not do it. All of this to say, who will stencil the numbers for the center section units?

2022 Budget

Tom Meikle will discuss the upcoming budget with Denis Wilkins.

Traffic Flow

Denis has received comments from five members concerning the traffic flow rule changes. All comments are due by 9/15/21. Final decision on this issue will be settled at the September Board meeting.

NEW BUSINESS

None.

Next Board meeting: Tuesday, September 28, at 7 pm at La Canada Country Club in the Board Room. Also available on Zoom.

With no further business to conduct and no need for an Executive Session, the meeting was adjourned.

Motion made, seconded, and passed to Adjourn at 8:18 pm.

Respectfully submitted,

Carole A. Henning, Secretary