

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

OCTOBER 27, 2021, 7:00 pm

Held in Person and on ZOOM

~~DRAFT~~ FINAL *Cal*

Board Members Present:

Bill Koury

Tom Meikle

Carole Henning

Shirin Nough

Kellie Dreyfuss

Jay Kim

Alan Mayer

Denis Wilkins, Lordon Management (via Zoom)

Guests

Chris Baker

7:00 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the September 28, 2021 minutes as presented.

Public Comments

Guest comments appear under the appropriate subject below.

Treasurer's Report

Tom Meikle noted that water costs seem to be under control now. The earthquake line item is over budget and will remain so through year end.

Renewing of the Certificates of Deposit was discussed. It was moved, seconded and passed to roll them over for 90 days and invest them wherever we can get the most return.

2022 Budget

The main change in this upcoming budget was in the Reserves section. The Drive Surface line item was reduced to \$1,500/month because the street below the island was completely repaved in 2021, the upper portion was done just a few years ago when Southern California Edison replaced a line in that section, and money remains in that line item from the work done in 2021.

This in essence is the reason the monthly dues will be reduced by \$10/month to \$410/homeowner/month.

It was moved, seconded and passed that the 2022 budget be approved as presented.

Denis has been asked to present the Board with a schedule and due dates for exterior painting for:

- wood - every 5-7 years; when will the next one be due?
- stucco - every 10-15 years; when will the next one be due?

Architectural Report

Unit 5328 - it was moved, seconded and passed that the Architectural Proposal for Exterior Modification from Unit 5328 be approved as submitted.

Unit 5393's request to shorten the venting pipes currently in place in the garage roof and visible from the street was disapproved unanimously by the Board. The Owner has 30-days to remove and place them elsewhere so that they are not visible from the street.

Unit 5417 installed pavers in the Common Area on the south side of the unit. This item was discussed as follows:

Phase 1 - Because the Owner is having a birthday celebration for a grandson on Saturday, 10/30, it was agreed by Bill Koury, President, and Alan Mayer, Board member, that the work as completed would remain in place until after the birthday celebration was complete.

Phase 2 – The Board reviewed the signed agreement between the Owner and the Association and its ramifications. If the unit is rented, The Walker Family Trust is responsible for maintaining the area. If the unit is sold, the covenant runs with the property which means the new owner will take on the responsibility to maintain the area.

After much discussion, the following motion was made:

Accept \$4,000 check (equivalent to \$200/year for 20 years) from Ms. Jean Walker, Trustee, for the Walker Family Trust, to maintain improvements to the common area adjacent to her unit (5417) for a period of 20 years. Improvement is documented by a photo taken on October 27, 2021, and is attached to the contract.

It was moved, seconded and passed that the License Agreement be accepted. Vote – 4-2-1

Unit 5407 must return their satellite dish back to the roof where it initially was in order to be in compliance with the Association rules and regulations. Denis is to send a letter to the Homeowner.

Unit 5427 presented information at last month's meeting about water entering their laundry room which has been ongoing for some time. It was determined that the Owner needs to prove that it is the Association's responsibility to repair this leak. Denis is to notify the Owner of this.

Irrigation Report

Chris Baker turned off the sprinklers for 4-5 days because of the rain.

Alex with Groundcare will be asked to install batteries in the sprinkler timers so that the runtimes can be shortened but scheduled more often. We are also losing water because water from the higher zones is

draining to the lower zones and then leaking out. Alex will be asked to put "caps" on the last 3 lower zones to keep this from occurring.

Landscape Committee

Tree Trimming

Tree work will begin on Friday, October 29, at 7:30 am and continue through November 5. An email will be sent to the Homeowners to notify them of this so they are aware that traffic will be slow because of all the equipment on the street.

Gutter Cleaning will occur the second week in November after the tree work is complete.

5304 Stairs and Railing

Denis is to notify Arce to proceed with the installation of steps and railing at 5304.

5383 Railing for Common Area

It was moved, seconded and passed that Arce install the railing as presented in his proposal for \$1,450 at the stairs in the common area next to 5383.

Upcoming Elections

It was moved, seconded and passed to approve HOA Election Guys, Inc. to handle the Association's elections for 2022.

Private Tree Work

In order to save some money, several Homeowners have taken advantage of having their personal tree trimming/removal done by Crescenta Valley Tree Service because CVTS would already be on site doing work for the Association. To facilitate this, Homeowners wrote checks to Crescenta Valley Tree totaling \$9,762. These checks were collected by the Board from the Homeowners and have been turned over to the vendor.

Earlier this year when the Association had trees removed from various areas, Unit 5312 desired to have trees removed from his backyard. The Homeowner made a side deal with the contractor and paid him directly. The Association was not involved in this transaction in any way.

Film Payment

During the recent filming that occurred at the Club and on our street, the production company offered to give a donation to the Association for our inconvenience. The amount of \$1,000 was agreed upon, but the check has not been received. Jay Kim will follow up with them.

5347 Fascia Board

The fascia board on this unit is in disrepair because of dry rot and termites. Because the fascia board is considered part of the roof, it is the Association's responsibility to make this repair. It was moved, seconded and passed that Arce should proceed with this work for his quoted price of \$1,475.

Header Boards

Installation of header boards relating to the asphalt work was part of Bostick's contract, and they are responsible for putting them in. Denis is to follow up with them concerning this.

NEW BUSINESS

None.

Next Board meeting: Because our normal meeting date of the 4th Tuesday falls during Thanksgiving week, the next Board meeting will occur on **Tuesday, November 16**, at 7 pm at La Canada Country Club in the Board Room. It will also be available on Zoom.

With no further business to conduct, the Board adjourned into Executive Session.

Motion made, seconded, and passed to adjourn at 8:49 pm.

Respectfully submitted,

Carole A. Henning, Secretary