

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

NOVEMBER 30, 2021, 7:00 pm

Held in Person

FINAL *ad*

Board Members Present:

Bill Koury
Tom Meikle
Carole Henning
Shirin Noh
Kellie Dreyfuss

Board Members Absent:

Jay Kim
Alan Mayer
Ashley Boardman, Lordon Management
Tammy Hernandez, Lordon Management

Guests

Chris Baker
Bill Huston

7:00 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the October 27, 2021 minutes as presented.

Public Comments

Bill Huston visited as a member of the Association and was wondering when the semi-annual gutter/roof cleaning would be completed. Other guest comments appear under the appropriate subject below.

Treasurer's Report

Tom Meikle noted that the same items continue to be overbudget – water usage (water leaks), gardening (extra landscaping done during the year) and sprinklers (unexpected repairs needed).

The maintenance line item is lower because we have not experienced any rain to speak of so no roof leaks to repair.

Chris Baker asked if the 2022 budget was trending close to the 2021 budget, and the answer was yes.

Architectural Report

Unit 5393 has complied with the request to relocate their venting pipes so that they are not visible from the street. The Board asked that our appreciation be expressed to the homeowner for his cooperation in this matter.

Unit 5312 homeowner submitted a request to add some hedges in his backyard along the common area wall between his unit and 5314. Unit 5314 is in agreement with this addition. The Board moved, seconded and approved the homeowner's request.

Landscape Committee

Tree Trimming

All tree trimming work has been completed.

Chris Baker stated that a large pine in his area (5409) had not been trimmed/thinned as he had requested. When he inquired about it with Crescenta Valley Tree Service, there was a discrepancy about whether the tree in question had been included in the original work. As a result of the discussion, he received an additional estimate from the tree service for \$900 to complete the work. Because there are questions about this work, Shirin will contact CVTS to see what she can learn.

Gutter Cleaning

Ashley Boardman will be contacting Trimark Enterprises, Inc. to get an update regarding our gutter cleaning. She will also give them Shirin's contact information so that they may let her know when they are on-site so they can answer any questions or resolve any problems that may arise.

Irrigation Report

Chris Baker met with Ron Jensen, an irrigation specialist, to review our irrigation situation.

Everything Mr. Jensen suggested to be done above the turnaround area is cosmetic in nature. However, the area below the turnaround is a different matter. Eight broken pipes were discovered in that area, and to conserve water and cost to the Association, the controllers for those areas were turned off for now.

The top of the area is getting water, but the units at the bottom which are served by these controllers have dead areas. The reason is that there is only one pressure release valve for the whole area. It is recommended that a second pressure relief valve be installed at the bottom of the hill to service those units.

In addition, water could be heard running from somewhere behind Unit 5441, but they were not able to determine exactly where it was coming from or what it was for.

The question was raised as to why Groundcare has not alerted us to any of this. It was determined that monthly landscape walks with Groundcare, Board Member Shirin Nouh, Chris Baker and our Lodon representative should be scheduled to look at all of these issues.

It also was determined that a reserve account should be created for Irrigation in anticipation of needing to replace the entire 50-year+ old irrigation system.

Lordon Management Discussion

Ashley Boardman and Tammy Hernandez met with the Board to discuss various matters relating to our mutual relationship. The discussion was cordial and very informative. The decision was reached to change our representative to Tammy Hernandez. We asked Ashley to convey our thanks to Denis for his many years of service to our Association and for his great help when the new Board transitioned in earlier this year.

Ashley asked that we sign LMC's budget approval document confirming our Association's 2022 budget and monthly dues amount. Bill Koury signed as President.

NEW BUSINESS

None.

Next Board meeting: The Board is not scheduled to meet in December unless an emergency should arise. The next meeting will be held on **Tuesday, January 25, 2022, at 7 pm** in the Country Club Board Room.

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

Motion made, seconded, and passed to adjourn at 8:20 pm.

Respectfully submitted,

Carole A. Henning, Secretary