

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

MARCH 22, 2022, 7:00 pm

Held in Person

FINAL *cal*

Board Members Present:

Bill Koury

Tom Meikle

Carole Henning

K Dreyfuss

Shirin Nough

Lordon Management – Tammy Hernandez

Absent:

Jay Kim

Alan Mayer

Guests

Stephanie Cafiero and her husband Blake

7:06 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the February 22, 2022 minutes as presented.

Guest Comments

See comments in the Executive Session minutes for March 22, 2022.

Treasurer's Report

Tom Meikle stated that all income and expenses meet expectations except for the invoice from Ron Jensen for irrigation work completed in 2021. No reason was given as to why this invoice was not received or processed in a timely manner.

Landscape Report

Shirin Nough presented two bids from Groundcare Landscape and Paula Simmons Design for providing a more welcoming landscaping atmosphere to our association. Groundcare's price in two phases is \$1,950 and \$1,420 respectively. Ms. Simmons's, a landscape designer, also had a two-phased proposal for \$26,987.50, which covered irrigation and landscape refurbishment plus the removal of drought tolerant plants in some areas which are fairly new.

Given that a drought situation exists and water usage may be severely restricted this summer, we will need to proceed with great caution on this project.

Bill Koury and Shirin Nough will meet with two other landscapers on Saturday, March 26, relating to the selection of a new landscaping company. This will be presented at the April meeting.

Crescenta Valley Tree Service completed Phase 2 of the Association's annual tree trimming. In addition, they graciously removed several items across from the triangle on Country Club property at no cost to them! We appreciate their kindness in this regard.

Architectural Report

Unit 5341 desires to enclose their atrium. While several units have done this in the past, it seems that the City of La Canada no longer will approve this type of work. The owner will be notified to contact the City's Planning Department before hiring an architect to design this project.

There is a pine tree on common area property next to Unit 5304. It is leaning, and Crescenta Valley Tree has determined that it is a safety issue. It was moved, seconded and passed that this tree should be removed subject to receiving and the Board approving a bid.

Unit 5304 is planning some personal landscape work in the rear of their unit. In addition, he is asking for some work to be done in the HOA section on the side of his unit subject to Board approval of the bid. Landscapers will walk this project on Saturday, March 26.

Irrigation Report

The irrigation progress report was tabled again until the April meeting.

New Officers

The officers' positions for 2022 are:

President – Bill Koury

Vice President – Tom Meikle

Secretary – Carole Henning

Treasurer – Jay Kim

The required paperwork for this change will be completed and forwarded to Tammy Hernandez at Lordon Management.

Hearing on Election Suggestions

As a result of the Internal Dispute Resolution, two suggestions concerning the elections were proposed:

- 1 – When the ballots for the election are distributed to the Homeowners, a postage-paid envelope should be included with the materials.
- 2 – When the inspector of elections receives the signed ballot back from a Homeowner, they should call each Homeowner to verify that the Homeowner was the person who signed the envelope.

After some discussion, the first item was approved; the second was not.

2023 Elections

Lordon will contact HOA Election Guys as soon as possible to procure a contract for our 2023 elections.

Annual Slope Clearance

Lordon has received the annual notice for slope clearance which is to be completed in late April or early May. Crescenta Valley Tree submitted a proposal for this work in the amount of \$31,120. After some discussion, it was determined that this proposal covered clearing **all** of the hillside behind the 35 units on the slope, including those areas that are part of each homeowner's property. We will ask Crescenta

Valley Tree, Inc. to revise their bid to include a separate bid for the common area slope clearance and a separate bid for the homeowner's portions. The association then can pay for the slope clearance of all the common areas, and we can offer the 35 homeowners the opportunity to participate in having their portion of slope clearance done by Crescenta Valley Tree (possibly at a reduced rate).

Roof/Gutters

TriMark completed the semi-annual gutter cleaning. However, because the heavy debris on the roofs and in the gutters had to be scraped off as opposed to blown off, it took nine days to complete the project instead of two. TriMark's revised additional cost just to break even on the job was \$670. It was moved, seconded and passed to approve the additional cost.

Earthquake/Emergency Presentation

This item has been tabled until the April meeting.

Trash Receptacles

Some homeowners are storing their trash cans so that they are visible from the street and to other homeowners. This is a violation of the CC&Rs as well as the La Canada Flintridge city codes.

It was recommended that the time for putting out/bringing in the trash receptacles be highlighted in our next newsletter as well as describing which color trash receptacle is for what items.

Driveway Parking

It was brought to our attention that some Homeowners that have really short driveways are parking their vehicle(s) in the driveway so that the rear end of the car protrudes into the street. This would make it very difficult for emergency vehicles to get through when needed. After some research, it does not appear that there is anything in our ruling documents that speaks to this issue. Further discussion will be needed.

Next Board meeting

The April Board meeting will be held on Tuesday, April 26, 2022 at 7 pm, at the La Canada Country Club.

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

Motion made, seconded, and passed to adjourn at 8:57 pm.

Respectfully submitted,

Carole A. Henning, Secretary