

VILLA CAÑADA HOMEOWNERS ASSOCIATION

BOARD MINUTES

April 26, 2022, 7:00 pm

Held in Person

FINAL *cah*

Board Members Present:

Bill Koury

Tom Meikle

Carole Henning

Shirin Nough

Alan Mayer

Lordon Management – Candice Mahoney (sitting in for Tammy Hernandez)

Absent:

Jay Kim

Kellie Dreyfuss

7:05 pm – Board Meeting Begins

Minutes

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

Treasurer's Report

Tom Meikle stated everything is satisfactory.

Architectural Report

Unit 5341 desires to enclose their atrium. Shirin noted that this is on hold until the owner gets back to her.

Landscape Report

Concerning the Annual Slope Clearance, see comments below under Items to Discuss.

One additional bid is pending concerning the leaning tree at 5304. Once received, a vendor will be selected to do the work.

Irrigation Report

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

We have received a bid from Jensen in the amount of \$700 to repair the irrigation for Unit 5328. The proposal was moved, seconded, and approved subject to Bill Koury meeting with Mr. Jensen to determine the specific work to be done for this unit. Mr. Koury will also discuss with Mr. Jensen his proposal of \$1,800 to provide an overview of our entire irrigation system.

Business to Discuss

Gutter Cleaning

The invoice and change order from Trimark for the gutter cleaning is tabled until more information can be gathered from the vendor.

Annual Slope Clearance

Crescenta Valley Tree, Inc. reduced their initial bid of \$31,120 to \$22,450 which covers only the common area slope clearance that is the association's responsibility. A separate bid for \$8,750 was submitted for the 35 homeowners' personal portion. This would make each homeowner's portion \$250. However, some of those 35 units may not have any area to be cleared depending on the shape of their lot, and some may opt not to have their personal area cleared. Discussion ensued and a conclusion reached that two additional bids were needed. It was moved, seconded and passed that Alan Mayer and Shirin Nough will meet with Crescenta Valley Tree to identify what area is specifically covered for both proposals. They will use this information as a scope of work to get the other two bids. A decision on how to proceed will be made when all information has been gathered.

Management Report

On-site reserve studies are required by law every three years. That last on-site study for our Association was conducted in 2019. Strategic Reserves submitted a proposal for the 2022 on-site study. We will secure another bid before making a decision as to who will complete this task.

Next Board meeting

The May Board meeting will be held on Tuesday, May 24, 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 8:05 pm.

Respectfully submitted,

Carole A. Henning, Secretary