

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
June 28, 2022, 7:00 pm
Held in Person
FINAL

Board Members Present:

Bill Koury
Shirin Nough
Alan Mayer
Kellie Dreyfuss
Tom Meikle
Jay Kim

Absent:

Carole Henning

7:10 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the May 24, 2022 minutes as presented.

Guests

Christine Duden 5341

Treasurer's Report

As of the meeting, Lordon has not provided the May 2022 financials.
Jay Kim will pursue control of paying vendors.

Architectural Report

Shirin will follow up with 5341 concerning the pending internal and external architecture work they want to do.

Landscape Report

As per a verbal quote from Oscar of South Bay Landscaping, the Association's cost to trim the pine tree at 5304 is \$250. The cost for the homeowner to remove or trim the two Italian cypress trees is \$250. It was moved, seconded and passed to have South Bay Landscaping trim the pine tree.

Annual Slope Clearance

Work has been completed. Because of conditions of the grounds, the County approved clearing only 120' instead of 200' that is normally required. This reduced our initial cost from \$24,000 to \$14,400. A down payment of \$2,400 has been made leaving a balance remaining is \$12,000. It was moved, seconded and passed to pay South Bay Landscaping the remaining amount due.

Drain Contract

It was noted that Courtesy Plumbing had completed the semi-annual drain service.

Fire Insurance Cancellation

Scott Littman is searching for a new company to provide us with coverage.

Irrigation

Jensen is to program timers to stay in line with restrictions. Watering to be on Tuesday, Friday, and Sunday between 12 mid-night and 4:00 AM. We also received a bid from Jensen for mulch to retain water; samples were requested. We have sprinklers spraying into large plants preventing water from watering other plants. Some sprinklers are imbedded in plants and are ruthless to other plants. In large common areas, we should consider drip watering on separate zones.

Rules and Fine Discussion (Unsubstantiated Maintenance Requests)

The recovery of unneeded maintenance request calls to our management company where a repair crew is dispatched was discussed. No action was taken at this time. The issue was reviewed with Patsy, and she understands that future requests should be cleared with members of the board before a crew is dispatched to ensure an actual maintenance issue exists and requires repair.

Next Board meeting

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

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

Motion made, seconded, and passed to adjourn at 9:20 pm.

Respectfully submitted,

Carole A. Henning, Secretary