

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
May 24, 2022, 7:00 pm
Held in Person
FINAL

Board Members Present:

Bill Koury
Carole Henning
Shirin Nouh
Alan Mayer
Kellie Dreyfuss

Lordon Management – Tammy Hernandez

Absent:

Tom Meikle
Jay Kim

7:10 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the April 26, 2022 minutes as presented.

Guest Comments

No guests were present.

Treasurer's Report

No report as Treasurer was not present.

Architectural Report

Unit 5341 desires to enclose their atrium, but Shirin has not heard back from the owner yet whether they are moving forward with that work. This type of work now needs City approval whereas before it was not. If the City approves, we will be able to approve it as well.

Landscape Report

Unit 5304 has a pine tree that is leaning somewhat. The Owner is concerned that this tree may fall on the unit during a windstorm. However, both South Bay Landscaping and Gerardo Grand (homeowner's contractor) have stated that the tree is not likely to fall because it has plenty of space between its branches to allow the wind to pass through, but it does need to be pruned heavily to assure that the wind can pass through.

Of greater concern to both contractors is the fire hazard imposed by the Italian cypress trees that are up against the north side of the unit. These trees would burn quickly should any embers be introduced. A question arose also as to whether these cypress trees belong to the owner or are in the common area.

Shirin Nouh and Bill Koury will investigate where the roots are, discuss the situation of the pine and cypress trees with the owner and report back at the June meeting.

Unit 5304 also would like to have plants installed in the common area next to the unit. Before moving ahead, we need to determine if there is irrigation in that section of land. This has been tabled until June.

Unit 5379 would like to remove the pine tree at the front of their property because they believe the pine needles cause a fire hazard. If South Bay Landscaping, our slope clearance contractor, determines that the tree is hazardous, the homeowner would need to remove it if it is on personal property. If it is on common area property, the Association would need to remove it.

No architectural request has been submitted for this work. Shirin will contact the owner to ask that one be submitted.

Kellie Dreyfuss pointed out that the irrigation pipes in the common area on the south side of Unit 5328 are exposed. Alex at Groundcare will be contacted to provide a proposal to cover them.

Irrigation Report

Chris Baker is no longer handling the irrigation project for the Association. Bill Koury is the contact for now.

Aylene Flores put together a large map of the Association showing the location of our three irrigation controllers, the area that each controller covers, and the times that each unit operates (the times still need to be confirmed). It was moved, seconded and passed to reimburse Ms. Flores for her design work to create the map for a cost not to exceed \$290.

Ron Jensen completed his work at 5328, and the invoice for \$700 should be paid. Bill Koury will set up an appointment with Mr. Jensen to determine what comprises his other invoice for \$1,800. Mr. Jensen is reporting long delays as he is reprogramming timers for his clients due to the drought. We have not been notified of any water restrictions in our city but do expect them within weeks.

Annual Slope Clearance

Alan Mayer reviewed the entire process that went into receiving the two bids for the annual slope clearance. Crescenta Valley's bid for both personal and common area work was \$31,000. South Bay Landscaping's bid for both personal and common area work was \$24,000. Through much discussion in the days before the Board meeting, it was determined that the Association would cover the cost of the brush removal for personal property as well as the common area.

It was moved, seconded and passed that the bid be awarded to South Bay Landscaping for \$24,000 contingent upon minor corrections being made to the proposal.

Management Transition from Lordon to Wall Street

The Board thanked Tammy Hernandez for her warm spirit, helpful attitude and expertise in guiding us through the last several months.

Business to Discuss

Contract with HOA Election Guys

We want to get a head start on the procedures for the January 2023 election. Tammy Hernandez will contact the HOA Election Guys and ask them to provide a contract to Bill Koury for this work.

Management Report

Carole Henning asked if the semi-annual sewer cleaning scheduled for April had been completed. Tammy will confirm with Courtesy Plumbing about the status and, if not, will ask them for a proposal to do it as soon as possible.

Tammy noted that she had provided a draft budget in the May Board packet for the 2023 year for our use. She also confirmed that the annual Backflow Testing for the property had been completed and that the test results were submitted to the County.

Next Board meeting

The June Board meeting will be held on Tuesday, June 28, 2022 at 7 pm, at the La Canada Country Club.

With no further business to conduct and no need for an executive session, the meeting was adjourned.

Motion made, seconded, and passed to adjourn at 8:27 pm.

Respectfully submitted,

Carole A. Henning, Secretary