

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
September 27, 2022, 7:00 pm
Held in Person
FINAL

Board Members Present:

Bill Koury
Shirin Nouh
Kellie Dreyfuss
Jay Kim
Carole Henning
Alan Mayer
Tom Meikle

Guests

Christine Street
Sarah Icke
Jean Costanza

7:00 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the August 30, 2022 minutes as presented.

Treasurer's Report

Payment from the production company for the last movie shoot is forthcoming soon.

Jay and others will meet to put together the 2023 Budget. The situation with the fire insurance is a key factor for next year.

Jay and Tom will meet with Andy at Wall Street to discuss the financial reports that we would like to see in our monthly Board book and to determine the movement of funds from the Reserve Savings account into four Certificates of Deposit that will mature on rolling dates (i.e., 90, 180, 270 and 360 days). They expect to meet in October.

Jay and Tom will also meet with Pacific Western to discuss our account.

Invoices Approved for Payment:

- Alex Arce – Inv #4260 - \$1,015.00 – Unit 5451 Remove peeling paint on Common Area Wall And repaint
- Alex Arce – Inv #4261 - \$1,240.00 – Unit 5327 Broken Roof Tiles
- Gerado Rangel – Invoice #1206 - \$2,825.00 – September Maintenance \$2,800.00 + 5318 Sprinkler Repair \$25.00

Unpaid Invoices: None

Fire/Property Insurance

Before this meeting, new fire insurance had been obtained from State Farm for one year with coverage of \$24,496,200 at the approximate cost of \$32,000 per year.

The three guests present expressed that they as well as other homeowners were very concerned that the Board was not as prompt as it should have been in sending out the notice that insurance had been procured.

As of the meeting, our coverage with State Farm has been challenged by some unknown entity, and it appears that we may be cancelled. Discussion ensued and items mentioned included the California Fair Plan, letters to legislators, seeking advice from a good HOA attorney, and how to proceed at this point.

This is an on-going concern and will be discussed again at next month's meeting.

Architectural Report

Christine Street discussed both interior and exterior work that they are investigating for their unit. There are still some outstanding things they need to resolve for the exterior work before they will be ready to present their plans to the Board for approval.

Landscape Report

All fire mitigation work is complete with the removal of a large amount of dangerous brush, extensive pruning of trees and removal of both Association and personal trees where warranted.

Unit 5337 has not cooperated with trimming their personal cypress trees. It was recommended that we ask the tree trimming company to send a letter stating the fire code and the hazard these trees represent. If they decide not to prune the trees, they will need to be notified that the association will not pay for any damage caused to that unit if those trees catch fire.

Kellie Dreyfuss updated us on the free mulch that is available. This mulch is only available to residents of Glendale, and the limit is one truckload per home.

CC&R Discussion Re Walls Out Only

One of the reasons we are experiencing difficulty in renewing our fire insurance is because our current CC&Rs require Walls In coverage. This type of coverage means that if a unit's interior is damaged by a fire, the Association is required to have coverage that will pay to repair damage to the interior of the unit restoring it as close to originally constructed as possible along with repairs to the exterior.

To avoid this in the future, the CC&Rs would need to be changed to Walls Out/Bare Walls coverage. Legal counsel is needed to review our CC&Rs for this change.

It was moved, seconded and passed to authorize Tom Meikle to contact an HOA attorney to discuss the process of making this change in our CC&Rs for an amount not to exceed \$1,000.

Semi-Annual Gutter Cleaning

Shirin will contact Wall Street to schedule the semi-annual gutter cleaning for November. We would like three bids with Alex Arce providing one of them.

Roof Leak Repair

At some point in the past, the roof on Unit 5421 leaked and caused drywall damage on the inside of the unit. This damage was not discovered until recently when the homeowner was doing remodeling work. After discussion, it was determined that it is the Association's responsibility to pay for the repair of the drywall since it was caused by a roof leak (which has been repaired). It was moved, seconded and passed to pay the \$2,200 invoice for this repair.

Annual Notice to Homeowners Re Preferred Delivery Method

According to a new law established in the Davis Stirling Act, effective January 1, 2022, and annually thereafter, associations must survey their members concerning each homeowner's preferred delivery method (email, mail, or both) for notices and disclosures. Wall Street will be asked to handle this on our behalf.

Disaster Preparedness Presentation

Alan Mayer and Shirin Nouh presented a proposal for Disaster Preparedness for our Association so we are prepared should first responders not be able to reach our development due to fire or earthquake.

They met with Soraya Sutherlin, the District Manager for LA County and a fire commander at the La Canada fire station. These experts provided an extensive list of needed supplies and preventative measures that should be considered. Getting the community involved would be essential.

The installation of a 12'x12' shed in the common area next to Unit 5451 is proposed which would house safety equipment. Estimated cost is \$6,200 (for shed, supplies, shelving).

This will be revisited at later Board meetings.

Next Board meeting

The **October Board meeting** will be held on **Thursday, October 27, 2022** at 7 pm at the La Canada Country Club.

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

Motion made, seconded, and passed to adjourn at 9:43 pm.

Respectfully submitted,

Carole A. Henning, Secretary