

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
November 1, 2022, 7:00 pm
Held in Person
FINAL

Board Members Present:

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

Guests

Christine Street
Wes Kim
Jean Costanza
Steve Archer, President, Starlight Heights HOA

6:58 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the September 27, 2022 minutes as presented.

Fire/Property Insurance

The Certificate of Insurance with State Farm, who is currently our broker, will expire November 14, 2022. As of this meeting, we have not received any quotes; however, one from Berkshire Hathaway is expected by November 14.

Treasurer's Report

Payment from Netflix for the last movie shoot has been received.

Reserves have not been funded. This is to be discussed with Wall Street. We have enough money to transfer to the reserves, but the details need to be worked out.

Invoices Approved for Payment:

- It was moved, seconded and passed to pay the following invoices:
- Law Offices of Pamela Abbott Moore - Inv #5379 - \$108.00 – alterations to common area without approval plus trip hazard handling
- Law Office of Pamela Abbott Moore – Inv #5538 - \$234.00 – re small claims action filed by Odell
- Jensen Landscape – Inv dated 9/19/22 - \$485.00 – Sprinkler repairs at 5337, 5324, and across from 5365
- Jensen Landscape – Inv dated 9/30/22 - \$480.00 – sprinkler work/repairs

- Arce Construction – Inv #4295 - \$845.00 – Unit 5421 Roof Leak
- Gerardo Grand – Inv #1246 - \$3,350.00 – ONLY PAY \$3,000.00 – more information required before paying the balance of \$350.00

Unpaid Invoices: None

CC&R's

We have received the first draft of the amendment to the CC&R's for Walls Out coverage. Tom asked everyone to read it and submit our comments to him.

Revised pricing for this amendment to the CC&R's covering changes to the insurance section only is \$1,100. It was initially authorized for a maximum of \$1,000. It was moved, seconded and passed to authorize the \$1,100 cost.

Our CC&R's are eligible for the total review cost of \$8,500.

The question concerning limiting the number of renters in our Association was raised. The consensus was that we do want to limit the number of renters. Tom will discuss adding this and what the maximum should be with our attorney.

Architectural Report

Unit 5341 has three goals for the exterior work that they are investigating for their unit - that it would look nice, be usable, and add value to the property. The owner will speak with her neighbor, Ms. Yin (5337), about this project and seek approval before going further. In addition, several Board members desired to walk the proposed job site to get a better understanding on the scope of work. This request will be revisited at the next Board meeting.

Unit 5363 submitted a request to remove the grassy area in the front of the unit and replace it with concrete. After discussion, the Board requested modification of the plans on "expanding the driveway." According to the CC&R's, homeowners may repair and/or redo the driveway within its current boundaries but are not allowed to expand the current boundaries. The Board tabled this request and will ask the homeowner to resubmit the request observing the guidelines of our CC&R's.

Landscape Report

Nothing to report.

Semi-Annual Gutter Cleaning

Shirin presented two bids for the semi-annual gutter cleaning: Arce Construction for \$6,150 and **Comprehensive Maintenance, Inc.** for \$5,700. Arce's bid is higher because it includes doing minor gutter repairs that may be needed.

The question arose as to whether we should include Trimark as a bidder since they did the work last year even though there was a dispute over the final cost. It was decided that they would be asked to bid but must have their bid submitted by November 4, 2022, and be willing to commit to completing the work

within a certain timeframe. If they would not agree, it was moved, seconded and passed that Arce be awarded the contract.

Next Board meeting

The **November Board meeting** will be held on **Tuesday, November 29, 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 9:20 pm.

Respectfully submitted,

Carole A. Henning, Secretary