

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
November 29, 2022, 7:00 pm
Held in Person
FINAL

Board Members Present:

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

Guests

Christine Street

7:00 pm – Board Meeting Begins

Minutes

Motion was made, seconded and passed to approve the November 1, 2022 minutes as presented.

Walls Out Amendment – CC&Rs

Tom Meikle discussed what he had learned about the Walls Out Amendment from our attorney. For the vote on the amendment (which will happen sometime in early 2023), the enforcement provision language will be reviewed with the attorney to make sure it is as strong as possible for unit owners that do not comply.

Landscape Report

The gutter cleaning is scheduled to begin in the next day or two and is estimated to last about two weeks.

Carolyn Adams mentioned that the common area across from her unit is very dry. She would to have some plants put in that area. Shirin will contact Gerardo to discuss this, and, if reasonable, it will be done. It was moved, seconded and passed to do this work for an amount NTE \$250.

Replacement roof tiles for our Association were scattered around the property in different locations. Arce Construction gathered them all together and moved them to his shop. He will be able to bring extras with him when he comes to do roof repairs. We also learned that a supplier has been found for our particular style of tile.

Irrigation

Bill Koury has volunteered to do minor repairs to the irrigation system. He will purchase a reserve supply of parts NTE \$100 and will provide receipts for his purchases. It was moved, seconded and passed to have Bill provide this service

Architectural Report

Unit 5324 was given permission to plant a loquat tree in their front yard.

Unit 5363 had submitted a request to remove the grassy area in the front of their unit and replace it with concrete. This request was not approved because it does not comply with the CC&Rs.

Treasurer's Report

The income statement as presented each month is not quite what we would like. Jay and Tom will be working with Wall Street to see what can be done to present it to meet our needs.

A copy of one of the water invoices was not included in the current financials. We will contact Wall Street about this.

The budget for 2023 was discussed. Assessments will need to be raised to \$550/month to cover the increase in the insurance premium from approximately \$40,000 to \$125,000. It was moved, seconded and passed to approve the budget for 2023.

Invoices Approved for Payment:

- It was moved, seconded and passed to pay the following invoices:
- Arce Construction – Inv #4311 - \$1,740.00 - Unit 5383 Roof Inspection/Repair
- Arce Construction – Inv #4310 - \$225.00 – Transport Roof Tile Stock to Shop
- CAIS, LLC – Inv #4918122 - \$377.00 – Annual Workers Comp Premium

Unpaid Invoices: None

Next Board meeting

There will not be a Board meeting in December. The next regularly scheduled **Board meeting** will be held on **Tuesday, January 10, 2023** at 7 pm on Zoom. The purpose of this meeting is to elect Board members to fill 3 incumbent seats and one vacant seat.

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

Motion made, seconded, and passed to adjourn at 8:24 pm.

Respectfully submitted,

Carole A. Henning, Secretary