

VILLA CAÑADA HOMEOWNERS ASSOCIATION
BOARD MINUTES
February 28, 2023 7:00 pm
Held in Person
FINAL

Board Members Present:

Tom Meikle
Shirin Nouh
Carole Henning
Alan Mayer
Sarah Icke
Kellie Dreyfuss

Board Members Absent:

Jay Kim

Guests

Bill Koury
Patsy Chance, Wall Street Management

7:07 pm – Board Meeting Begins

Guest Comments

Bill Koury will pass the two boxes of HOA historical documents that he has to Sarah Icke for safekeeping.

Bill will also transfer the Association's set of blueprints to Sarah so that she can procure a quote to have them digitized.

Bill, as head of the Irrigation Committee, is monitoring our monthly water bills to ensure that we keep the cost under control. He noted that the monthly service charge on our water bills has increased from \$32/month/valve in 2005 to \$96/month/valve today.

Bill passed to Carole Henning, Secretary, a copy of a precedent letter dated _____ concerning water intrusion into a unit (5443) for safekeeping. The water had intruded into the owner's kitchen. The letter states that each owner owns the structure and the land on which it rests. Per the CC&Rs, the Association is only responsible for maintaining the roofs and exterior surfaces.

Bill also passed to Shirin an architectural application from 03/27/2001 concerning the installation of a photovoltaic solar panel system for the roof of one of the units. At that time the pros and cons of this application were discussed, but the project did not materialize. This document is to be filed in the Architectural Committee folder in case new such applications from homeowners are received.

Minutes

Motion was moved, seconded and passed to approve the January 24, 2023 regular minutes as presented.

Invoices Approved for Payment:

It was moved, seconded and passed to approve the following invoices for payment:

- Gerado Rangel – Inv #1444 - \$3,000.00 – February maintenance
- William Koury (Jordan Electric) – Reimbursement for Replacement of Irrigation Wiring - \$475.00
- Arce Construction – Inv #4443 - \$4,145.00 – Unit 5383 – Roof Leak on Back Side
- Arce Construction – Inv #4415 - \$5,445.00 – Unit 5359 – Roof Tiles Repair
- Arce Construction – Inv #4314 - \$3,560.00 – Unit 5314 – Roof Leak in Bedroom Corner
- Arce Construction – Inv #4416 - \$6,625.00 – Unit 5351 – Large Roof Leak Repair + Patch Stucco Cracks
- Arce Construction – Inv #4414 - \$6,330.00 – Unit 5451 – Roof Leak Kitchen and Chimney
- Arce Construction – Inv #4413 - \$1,625.00 – Unit 5318 – Roof Leak Kitchen

- R&M Construction – (No Invoice # or date) - \$3,500.00 – Unit 5329 – Stucco Wall Repair
- SoCal Edison – Cust #700030107935 - \$35.38 – Elec Svc 01/07/23-02/06/23

Invoice not approved for payment:

- Adams |Stirling – Inv # 136317 - \$7.34 - Interest on Past Due Invoice #135553 – Invoice was paid on 01/30/2023 – Wall Street will request that interest fee be waived.

CC&R's

Wayne Louvier reviewed the proposed new Insurance Amendment for wording that might require owner's coverage duplicating HOA coverage; he reported that there is none.

The status of the full update of the CC&R's is on hold.

Landscaping

Eileen with Crescenta Valley Tree walked the property on 2/28. The pine trees are in good condition and do not require any trimming this spring. The eucalyptus and liquid amber trees (next to 5359) will need care in April. The cost is \$4,680.

We will get two additional bids from Gerardo Rangel and James Schwartz before moving ahead.

Eileen pointed out that several of the pine trees on homeowner's personal property should be trimmed. Once it is determined if these trees are in fact personal ones, the homeowners will be notified concerning the trimming.

Shirin will contact Ron Jensen and Gerardo Rangel to provide a proposal on fertilizing the grassy areas.

Irrigation

See comments under "Guest Comments".

Maintenance

Roof leaks – Much discussion ensued on this subject during Board approval of roof leak repair invoices for payment. A suggestion was made that we should have a roofing consultant review each type of roof in the complex (four?), look at one entire roof in each group, list the roofs in order from worst to best, and provide an estimate for each type. Since the roofs are 51 years old, we could spread the roof replacement project over a 3-5-year period. When a roof was slated to be replaced, we would have an estimate in hand for the contractor's review.

Stucco Repairs – According to our records, it was recommended that wood surfaces be done every 5-7 years and stucco every 10-15 years. Wood was done last in 2017; stucco was done last in 2011. It was suggested that wood painting be scheduled for completion in the Spring or Summer of 2022 and then both wood and stucco be scheduled for 2026. Wood painting was not done in 2022 probably due to the transition in management companies in May.

Gutter Cleaning – The gutters were cleaned in early December. The next cleaning should be done around May. It is a very large project; it was suggested that it could be tied in with roof replacement.

Slope Clearance – Oscar has done the slope clearance for the HOA in the past, but no one has been able to reach him. We will seek bids from Eileen at Crescenta Valley Tree, Gerardo Rangel, and James Schwartz.

Architectural

Shirin met with the owner of Unit 5363 concerning moving the mailbox, filling cracks in the concrete in the front, adding some stepping stones, and adding gravel on one side of the driveway so that it matches the other side. It was moved, seconded and passed that the owner could proceed with this work.

This owner also will change/repair the back deck and move an air conditioning unit.

Unit 5312 would like to add solar panels to the Unit's roof. What would this do to the roof warranty? Would the homeowner own the roof once they were installed? This discussion has been tabled.

Property Insurance

The current plan is to vote on the Insurance Amendment to our CC&R's in April or May. To prepare for that, the Board determined that our insurance broker should review the amendment first. Sarah Icke volunteered to head this process and will send the amendment to Gabe Sanchez, our insurance broker. Before the vote, an information meeting will be held for the homeowners to receive information and to ask questions.

Member Inquiries

None.

Audit of Association Books for 2022

The Association Books have not been audited yet for 2022. Carole Henning will check to be sure the 2021 audit was completed. Once confirmed, Wall Street will be instructed to move forward for the 2022 audit.

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

Motion made, seconded, and passed to adjourn at 8:39 pm.

Respectfully submitted,

Carole A. Henning, Secretary