

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

June 27, 2023 7:00 pm

Held in Person

FINAL

Board Members Present:

Tom Meikle

Shirin Nouh

Carole Henning

Jay Kim

Alan Mayer

Kellie Dreyfuss

Board Member by Zoom:

Sarah Icke

Guests

Bill Koury

Thomas Garvey, Garvey Roofing

6:20 pm – Board Meeting Begins

Guest Comments

Thomas Garvey with Garvey Roofing, Inc. presented his company's proposal for the Association's upcoming Roofing Project.

Bill Koury presented his comments on the new Solar Policy adopted by the Board. After much discussion, he went on record stating that said policy's approval of solar panels on individual homes would destroy the architectural look of the units.

The Board thanked Bill Koury for his help in procuring proxy votes for the CC&R Amendment.

Minutes

It was moved, seconded and passed to approve the May 23, 2023 regular session minutes as presented.

It was moved, seconded and passed to approve the June 8, 2023 CC&R Amendment Election Board meeting minutes as presented.

Ron Jensen sent Shirin Nouh pictures of broken irrigation items at Unit 5359 which should have been sent to Bill Koury. Alan Mayer will notify Mr. Jensen that Bill Koury is the chairman of the Irrigation Committee, and all communication concerning irrigation work, repairs, invoicing, etc. is to go through Bill. Alan will also notify Mr. Jensen that all things landscape related are to go through Shirin Nouh, chairman of the Landscape Committee.

CC&R Status

Gabe Sanchez, our insurance agent, stated that if the walls out amendment is approved, we should consider having an appraisal done to determine the value to be covered under a new policy. So far, he has not received any renewal information on our policy and no negative comments from them.

Landscaping

With the fertilizing completed, the mulching can be scheduled. Gerardo Rangel still has not received the payment for his regular April service.

Irrigation

It was determined that Shirin would issue a work order to Wall Street to engage Courtesy Plumbing to complete the semi-annual sewage cleanout.

Maintenance

Roofs

Tom has only received one proposal in response to the RFP. We believe that is because of the stated time frame of 3-4 months to complete the project. Since we have determined that the time frame can be extended to approximately 4-5 years, he will re-send the RFP again.

Gutter Cleaning

Two proposals were submitted last month:

Arce - \$170/unit = \$8,670

RM1 Construction - \$525/unit with an option for leaf guard at \$525/unit)

Gerardo Rangel, our landscaper, submitted his bid this month which was the same price as Arce.

It was moved, seconded, and passed to award the project to Arce.

Slope Clearance

Gerardo completed the slope clearance project and did a fantastic job which required cleaning up a lot of debris that remained from last year. The question was raised if some additional work needed to be done behind Unit 5343. Sarah believes that area, according to the Tax Assessor's map, belongs to the Country Club and will be cleared by them so need for Gerardo to do any additional clearing.

Tree Trimming

Gerardo Rangel has completed the tree trimming work.

During his work, he noticed two trees (a sequoia pine and a pepper) that are very close to units 5427 and 5441. Because they are a fire hazard, he is recommending that they be removed. He submitted a price of \$3,200 to remove them; however, many homeowners are complaining that we have removed too many trees. Shirin asked him what he would charge to prune them instead. His estimate was \$2,400. Shirin will negotiate with him and ask him if he could prune the two trees heavily for \$2,200. The Board will re-assess the situation next year.

There are also some personal trees by units 5375 and 5377 that need attention, but the owners are not inclined to do anything about them at this time.

Wood Trim Painting

Since Wall Street did not perform for this item, Carole Henning proceeded to put together an RFP for this project that includes four bidders referred by former colleagues. Due to the roof project and its cost, the Board determined to table this work until 2024.

Treasurer's Report

Invoices Approved for Payment:

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

- RM1 Construction Inc – Inv #2474 - \$4,212.65 – replace roof section at 5383
- Adams|Stirling – Inv #137495 - \$500.00 – Legal proposal – flat fee for services
- Adams|Stirling – Inv #139828 - \$1,209.00 – finalize amendment, roof issues, solar covenant
- Adams|Stirling – Inv #139962 - \$350.00 – Solar Covenant – to be reimbursed by Unit 5312
- Gerardo Rangel – Inv #1627 - \$17,500.00 – Brush clearance plus Workers Comp insurance
- Gerardo Rangel – Inv #1629 - \$7,000.00 – Trim trees plus Workers comp insurance
- Gerardo Rangel – Inv #1620 - \$3,000.00 – June maintenance

- Jensen Landscape – Inv #05102023 - \$750.00 – Fertilize entire landscape
- Jensen Landscape – Inv #06122023 - \$455.00 – Irrigation repairs 5353/5359

Architectural

No new requests.

Property Insurance for 2024

Tabled to July.

Member Inquiries/Communications

There was no Board book this month so no inquiries/communications from members.

Old Business

Tax Return and audit

A tax payment for \$90.10 was processed on 6/1/2023. Wall Street has not provided an audit as yet.

Wall Street Management Report

There was no Board book this month so no management report.

The **next regular Board meeting** will be held on **Tuesday, July 25, at 7 pm** at the La Cañada Country Club.

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

Motion made, seconded, and passed to adjourn at 8:15 pm.

Respectfully submitted,



Carole A. Henning, Secretary