

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

July 25, 2023 6:17 pm

Held in Person and on Zoom

FINAL

Board Members Present:

Tom Meikle

Shirin Nough

Carole Henning

Board Member by Zoom:

Sarah Icke

Jay Kim

Alan Mayer

Board Member Absent

Kellie Dreyfuss

6:17 pm – Board Meeting Begins

Guest Comments

No guests.

Minutes

It was moved, seconded and passed to approve the May 30, 2023 Emergency Board meeting minutes as presented.

It was moved, seconded and passed to approve the June 27, 2023 Regular Board meeting minutes as presented.

It was moved, seconded and passed to approve the June 27, 2023 Confidential Executive Session Board meeting minutes as presented.

Treasurer's Report

Jay commented that nothing looked out of place.

Invoices Approved for Payment:

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

- Adams|Stirling – Inv #140665 - \$558.26 – Various matters
- Jensen Landscape & Irrigation – Inv #07112023 - \$300.00 – Misc repair of 5 sprinkler heads
- Jensen Landscape & Irrigation – Inv #07222023 - \$1,075.00 – Repairs in CA between 5427 and 5441
- Gordon Termite Control – Inv #674308 - \$75.00 – June service
- Deb Drovdic – Inv # (none) - \$540.00 – annual renewal website services

CC&R Status

Tabled until Wednesday, 7/26, after ballot count.

Landscaping

Both the trimming of the pepper and sequoia pine trees in the Common Area and the mulching are on Gerardo's schedule.

Irrigation

Shirin has already issued a work order to Wall Street to engage Courtesy Plumbing to complete the semi-annual sewage cleanout. She confirmed their address and contact information with them. However, Wall Street has not communicated to the Board whether this work order has been completed.

Maintenance

Roofs

Tom still has received only one written proposal from Garvey Roofing in response to the RFP. Shirin will ask James from RM! Construction to provide the Board with contracts for each of the three proposals he submitted. As a third proposal would be useful for comparison, Carole will contact J&J Roofing in Pasadena. As contracts are received, they will be sent to Sarah for review. All contracts that have been received will be reviewed at the next Board meeting.

Gutter Cleaning

Arce has stated the gutter cleaning will begin the third week of August (8/21). He will repair a broken gutter on Unit 5381 at the same time.

Tree Trimming

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. It was mentioned that we might ask the County might to send a letter referencing the code section to the homeowners requiring them to remove the trees.

Unit 5365 mentioned that a small tree close to his deck was not trimmed during the brush clearing as it was last year. It has grown back. The owner is asking for it to be pruned heavily or removed.

Architectural

No new requests.

Solar panels are installed at Unit 5312, and the Covenant has been recorded. Tom requested that the supports under the solar panels be painted to reduce the glare from the sun.

Property Insurance for 2024

Tabled to August Board meeting.

Member Inquiries/Communications

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

Old Business

Tax Return and Review Report

Wall Street has not provided an Independent Accountant's Review Report for 2021-2022 yet.

New Business

Property Management Contract

After discussion, it was moved, seconded and passed to notify Wall Street on July 31, 2023 that we are terminating our contract with them effective September 30, 2023. We will commence our new contract with Beven and Brock on September 1, 2023 so that things will be ready to go on October 1.

Wall Street Management Report

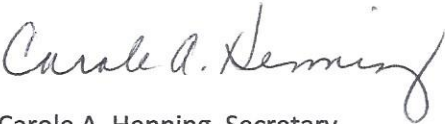
There was no Board book this month so no management report.

The **next regular Board meeting** will be held on **Tuesday, August 22, 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 7:39 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carole A. Henning". The signature is written in dark ink and is positioned above the printed name of the signatory.

Carole A. Henning, Secretary