

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
September 26, 2023 7:05 pm
Held in Person and on Zoom
FINAL

Board Members Present:

Tom Meikle
Shirin Noun
Carole Henning
Kellie Dreyfuss
Alan Mayer
Sarah Icke – on Zoom
Jay Kim – on Zoom

Guests

Alex Arce
James Schwartz

7:07 pm – Board Meeting Begins

Guest Comments

Alex Arce with Arce Construction presented a proposal concerning roof replacement.
James Schwartz presented information on his inspection of the current condition of the nine roofs with leaks and identifying any visible issues or potential concerns in order to set priorities for those repairs.

Minutes

It was moved, seconded and passed to approve the August 22, 2023 Regular Board meeting minutes as presented.

Treasurer's Report

The main concern is that the general operating account currently stands at \$35,617.41. This is basically due to many unforeseen expenses this year relating to roof maintenance. It was recommended that any non-urgent expenses be put on hold which will allow us to focus on repairing the roofs and addressing the possible fire insurance premium increase.

Invoices Approved for Payment:

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

- The HOA Election Guys, Inc. – Inv #25617 - \$1,246.68 – complete election package for Governing Document Vote
- Legacy Builder and Electric Inc. – Inv #(Test) - \$4,050.00 – inspection of leaking roofs to establish the order in which work will be completed

2022 Financial Review Status

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

CC&Rs

The new election date for the CC&R amendment is October 25, 2023.

Landscaping

- The tree trimming at Unit 5365 is complete.
- Mulching was completed but the invoice has not been presented yet.
- Gerardo to meet with the owner of 5349 on September 30 to discuss personal work owner wants done.

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Irrigation

Courtesy Plumbing has completed work but an invoice has not been presented.

Maintenance

Roofs

Unit 5316 reported a leak around the chimney. Since this unit is in escrow, it was approved to complete the work as soon as possible.

Gutter Cleaning

Arce Construction has almost completed the gutter cleaning for the entire Association. Because of the inordinate amount of broken roof tiles on the units, Arce ran out of tiles and had to order more. The order should arrive in the next few days and replacing the broken tiles on the remaining units will resume. Within the next week to 10 days, the project will be completed.

Tree Trimming

The owner of Unit 5312 requested that a tree on HOA property in front of the unit be trimmed because it is blocking the sunlight from reaching their solar panels. The request was denied.

Architectural

No new requests.

Property Insurance for 2024

It was determined that we would not contact any other vendors concerning this issue since Gabe Sanchez, our current agent, appears to be on top of things and working on our behalf.

Member Inquiries/Communications

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

Old Business

Covered above.

New Business

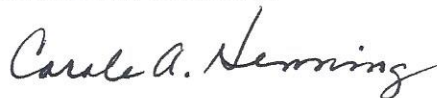
Wall Street has not cooperated in providing Beven and Brock the documentation they require for the transition. This has caused the start date to be delayed until November 1.

The **next regular Board meeting** will be held on **Tuesday, October 24, 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 9:03 pm.

Respectfully submitted,



Carole A. Henning, Secretary