

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

October 24, 2023 6:35 pm

Held in Person and on Zoom

FINAL

Board Members Present:

Tom Meikle

Shirin Nough

Carole Henning

Kellie Dreyfuss

Alan Mayer – on Zoom

Jay Kim – on Zoom

Board Member Absent

Sarah Icke

Guests

None

6:46 pm – Board Meeting Begins

Guest Comments

No guests present.

Minutes

It was moved, seconded and passed to approve the September 26, 2023 Regular Board meeting minutes as presented.

Treasurer's Report

Jay reviewed the September 2023 financials. Question was raised as to whether we could increase roof repairs from \$50,000 to \$75,000 to do a comprehensive job. Since we will have a clearer picture on the cost of insurance by next week, we will have a better idea what the budget would look like and whether this amount can be increased or not. Therefore, decision was tabled until we have more information.

Invoices Approved for Payment:

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

- Adams Stirling – Inv #143241 - \$950.00 – Client Advantage Program 10/12/23-10/11/24

2022 Financial Review Status

The appropriate taxes were filed/paid.

Wall Street did not provide an Independent Accountant's Review Report for 2021-2022. This report is due to the Homeowners in November. We will ask Beven and Brock if they will be able to assist with this.

Jay was asked to provide a draft of the 2024 budget which will be reviewed at our Emergency Meeting on Tuesday, November 7.

CC&Rs

Because we did not have a quorum of votes, the election date for the CC&R amendment is postponed to Tuesday, November 7, 2023.

Landscaping

Tom mentioned that the area behind the center units along the golf course area should be trimmed since is the Association's responsibility to care for it.

Unit 5405 has a personal pine tree at the front of the unit that is extending out into the common sidewalk area. The owner will be notified to trim this tree.

Irrigation

Total water usage for 2022 is expected to be lower than last year because of diligence in monitoring the valves and making needed repairs.

Maintenance

Roofs

Much discussion ensued concerning the roof project. Because we do not have any definitive numbers on the cost of insurance yet, this item was tabled. Since numbers are expected next week, we will look into this further on Tuesday, November 7, at the Emergency Board meeting.

Gutter Cleaning

Gutter cleaning is complete except for Unit 5381. The majority of them have been secured as best as possible since a lot of the fascia boards have dry rot. Tile replacement is 80% complete. Alex Arce had to order more double locked tiles which should arrive in two weeks.

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 cost for a full trim is \$825; to remove a few branches is \$450. It was decided that this tree could wait until the tree trimming is done next spring.

The owner's tree at Unit 5375 is a majestic redwood. To do a complete trim would cost \$1,800, to remove the entire tree, \$5,500. The owner will be notified of these costs and informed that they can get alternate pricing if they desire.

The palm tree behind 5427 has a lot of dead fronds that should be removed. Carole will research to determine if that tree belongs to the homeowner or the Association.

Water Backflow Certification

Backflow Time will certify the remaining irrigation valve the week of 10/23.

Architectural

No new requests.

Property Insurance for 2024

This discussion was tabled because Wigmore has not received any information from our current carrier concerning renewal/costs or cancellation.

Member Inquiries/Communications

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

Old Business

Covered above.

New Business

The property management transition to Beven and Brock is going well.

Wall Street Management Report

Nothing to report.

An **Emergency Board meeting** will be held in person and on Zoom at the La Cañada Country Club on **Tuesday, November 7**, after the Election Meeting.

The **next regular Board meeting** will be held on **Tuesday, November 28, 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 8:32 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carole A. Henning".

Carole A. Henning, Secretary