

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
January 23, 2024 6:52 pm
Held in Person and on Zoom
FINAL

Board Members Present:

Tom Meikle
Shirin Nouh
Carole Henning
Kellie Dreyfuss
Alan Mayer – on Zoom
Jay Kim – on Zoom

Board Member Absent:

Sarah Icke

Outside Attendee

Lori Lacher, Beven & Brock – on Zoom

Guests

Bill Koury

6:52 pm – Board Meeting Begins

Guest Comments

None.

Minutes

It was moved, seconded and passed to approve the December 19, 2023 Election Meeting minutes as presented.
It was moved, seconded and passed to approve the December 19, 2023 Regular Board meeting minutes as presented.

Treasurer's Report

Invoices Approved for Payment:

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

- Gordon Termite - Inv# 61691 - \$225.00 – December service
- Beven & Brock – (no Invoice #) - \$146.25 – Lori Lacher presence at January Board meeting
- Beven & Brock – (no invoice #) - \$1,535.00 – December management fee
- Beven & Brock – (no invoice #) - \$1,535.00 – November management fee
- Adams | Stirling – Inv# 145243 - \$627.00 – roof maintenance issues
- Arce Construction - Inv #004 - \$2,875.00 – Unit 5391 (10/24/23) – roof repairs
- Backflow Time – Inv# 114345AR - \$65.00 – Certification of #3 irrigation valve
- Legacy Builders – Inv# 2024-12 - \$23,275.00 – roof replacement Units 5421/5383/5316/5328
- Gerado Rangel – Inv# 2044 - \$3,000.00 – January landscape service
- Wigmore Insurance – Inv# 389632 - \$42,839.00 – annual earthquake premium - Golden Bear
- Legacy Builders – (no invoice #) - \$131.00 – City of La Canada plan check fee for structural engineering drawing review
- RM1 Construction Inc. – (no invoice #) - \$1,500 NTE – **conditionally approved** - remaining balance of engineer's fee to be paid upon receipt of structural drawing with City approval and Board evaluation

Arce Invoice #4593 - \$35,920 – Gutter Cleaning and Tile Replacement

After some discussion, it was decided that Shirin Nouh would contact Mr. Arce to ask him to send a new invoice for \$9,360 covering only the gutter work (\$8,670) and the work to re-secure all loose and fallen rain gutters/downspouts (\$690). In addition, the Board would like to review Arce's invoices for the replacement tiles that he purchased.

CC&Rs

Because we did not have enough votes to assure passage of the amendment, the election date for the CC&R amendment is postponed to Tuesday, February 27, 2024 at 6:30 pm.

Alan Mayer and Shirin Nouh will visit the remaining homeowners who have not voted on Sunday, January 28, to attempt to obtain a signed proxy from them.

Landscaping

Each homeowner should have received a notice from the County concerning upcoming slope clearance inspection by the Fire Department at their unit. The main portion of this work is accomplished by the Association, but some units may be affected for the area between their unit and the beginning point of the Association's responsibility.

Irrigation

Unit 5328 is requesting that the irrigation system be inspected on the driveway side of their unit. After discussion, it was determined that Ron Jensen should look into this and provide a bid for repairs to the system, if that is warranted. Gerardo Rangel, our landscaper, will be asked to bid as well.

Maintenance

Roofs

Legacy has completed roof work on 5421, 5383, 5316 and 5328.

The following units have reported leaks:

5375 – Legacy to review living area roof once engineering report is given to owner

5381 – Legends to review living area roof

5441 – Water overflows the gutter along the front of the garage – a work order will be sent to Beven & Brock to have vendor investigate.

Architectural

Unit 5367 will submit a request for garage door replacement. Shirin will follow up with them.

Member Inquiries/Communications

Included in Beven & Brock's management report.

Old Business

Newsletter has been sent out.

New Business

None.

Beven & Brock Management Report

Lori Lacher reviewed her report with the Board throughout the discussions above.

The **next regular Board meeting** will be held on **Tuesday, February 27 at 7 pm** at the La Cañada Country Club after the CC&R Election meeting.

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

Motion made, seconded, and passed to adjourn at 8:41 pm.

Respectfully submitted,



Carole A. Henning, Secretary