

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
February 27, 2024 6:58 pm
Held in Person and on Zoom
FINAL

Board Members Present:

Tom Meikle
Shirin Nouh
Carole Henning
Sarah Icke
Alan Mayer – on Zoom

Board Member Absent:

Kellie Dreyfuss
Jay Kim

Guests

James Schwartz, Legacy Builders

6:58 pm – Board Meeting Begins

Guest Comments

James Schwartz reviewed his proposals for upcoming roof replacements, gutter and stucco repairs.

Minutes

It was moved, seconded and passed to approve the January 23, 2024 Election Meeting minutes as presented.
It was moved, seconded and passed to approve the January 23, 2024 Regular Board meeting minutes as presented.

Treasurer's Report

Because the Treasurer was absent, there was no review of the January 2024 financials.

Invoices Approved for Payment:

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

- Adams Stirling Inv #146725 - \$712.50 – Homeowner's Complaint
- Co. of Los Angeles Environmental Health Division – IN1209624 - \$276.35 – Public Health License – Facility Address - 5357 Godbey Dr - Reinspection date 02/14/2014) - **Approved for payment subject to B&B confirming this is a legitimate cost for our Association.**
- Legacy Builders – Inv# 2024-067 - \$871.00 – Gutters cleaned 5375/5441, Architectural Plan Check fee 5375, City permit Credit card/processing fee
- Gerado Rangel – Inv# 2103 - \$3,000.00 – February landscape service
- Los Angeles County Tax Collector – Agricultural Commissioner Weight & Measures – no invoice number - \$96.18 – 01/23/2024 – **Approved for payment subject to B&B confirming this is a legitimate cost for our Association.**
- California Secretary of State – GOD530-02624 - \$35.00 – Filing Fee
- Adams | Stirling – Inv #144516 - \$57.00 – Review 5443 roof repair by owner
- Beven & Brock – 31336716 - \$1,535.00 – January management fee
- Beven & Brock – (no invoice #) - \$162.50 – Lori Lacher Zoom attendance January Board meeting
- Beven & Brock – (no invoice #) - \$1,535.00 – February management fee
- Gordon Termite – Inv # 64169 – \$75.00 – General pest service January
- Arce Construction - Inv #004 - \$2,875.00 – Unit 5391 (10/24/23) – roof repairs

Arce Invoice #0009 - \$2,350 – 5320 Patch Holes/Paint – Rain Gutters – Stucco Repairs

This invoice is on hold to determine if a work order was submitted.

Arce Invoice #4593 (Revised) - \$23,904 – Tile Replacement

It was moved, seconded and passed that Sarah Icke continue to work with Mr. Arce to provide backup for the remaining charges on this invoice. If he is unable to do so, she is authorized to pay NTE \$15,000 for the work.

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, March 26, 2024 at 6:30 pm.

Landscaping

Nothing to discuss.

**Villa Cañada Homeowners Association
Board Minutes
February 27, 2024**

Irrigation

The upper irrigation zone water bill was somewhat high for January. Bill Koury will watch this. Tom Meikle stated the Liberty Utilities submitted a request to the California Public Utility Commission asking for approval for increased water rates for 2025. If passed, it will affect the Association's costs as well as those of individual homeowners.

Maintenance

Roofs

It was agreed that Sarah would ask Lori to prepare a separate bid package for the gutter repairs and another for the stucco repairs, and submit the request for proposals to three bidders, i.e., Legacy Builders, Prestige and one of her choice.

Unit 5419 has a garage roof leak. The repair is on hold until it is determined if there is also a structural issue with the roof.

Unit 5318 – Legacy's cost for a complete roof replacement for the living area is \$10,500. This is also on hold until things can be clarified.

Unit 5375 – It was moved, seconded, and passed to have Legacy Builders do the second-floor exterior stucco repair under the roof for \$3,600.

Gutter Cleaning/Tile Replacement Invoice Status

See information under Treasurer's Report.

Tree Trimming

Unit 5427 had their tree trimmed; 5375 has not yet.

Architectural

Unit 5367 received one proposal for their garage door replacement, but since it is very high, they are seeking additional bids.

Member Inquiries/Communications

Included in Beven & Brock's management report.

Old Business

The Association's taxes have been filed. The 2024 financial review is pending. As of the meeting, Jay Kim and Alan Mayer have submitted their names to serve another term.

New Business

It is important the Association's homeowners understand the work order procedure. They either email Lori when they have work to be done, OR sign in to the website and fill out a work order on their own. This gives Lori the authority to send a vendor to perform the work or to proceed to get bids if needed. The Board will then have the information they require to approve the work.

Beven & Brock Management Report

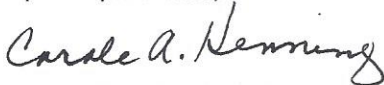
Because Lori Lacher was unable to attend, her report was consulted during the discussions above.

The next regular Board meeting will be held on **Tuesday, March 26 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 9:11 pm.

Respectfully submitted,



Carole A. Henning, Secretary