

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

March 26, 2024 7:00 pm

Held in Person and on Zoom

FINAL

Board Members Present:

Tom Meikle

Shirin Nough

Carole Henning

Sarah Icke

Alan Mayer – on Zoom

Kellie Dreyfuss – on Zoom

Jay Kim – on Zoom

Guests

Alex Arce, Arce construction

Bill Koury, Unit 5314

Carter Jung, Unit 5369

James Schwartz, Legacy Builders

7:00 - Board Meeting Begins

Guest Comments

Alex Arce discussed his Invoice #4593 for \$23,904 for Roof Tile Replacement and why he felt the amount was justified.

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

Bill Koury, 5314, discussed the parapet repair needed on his roof. He also requested that the \$64 late fee/fine posted to his account in February be waived.

Carter Jung, Unit 5369, discussed the termite problem in his unit. His unit is part of a 6-unit building (5359-5361-5363-5365-5367-5369). He was wondering if any of the other units had experienced termites. It was determined that we ask Lori at Beven and Brock to send an email (with copies of the pictures that Mr. Jung supplied) to the other five units and asked them if they have seen any termites in their units and also to alert them to the possibility that they may show up. Each owner is responsible for their own termite issue and should contact a termite company to complete an inspection if they find any.

Carter also mentioned a leak in the ceiling but is not sure it is from the roof or from stucco cracks. Shirin will seek a third bid on the stucco repairs and will add this unit to the list to see what can be determined.

Minutes

It was moved, seconded and passed to approve the February 27, 2024 Election Meeting minutes as presented.

It was moved, seconded and passed to approve the February 27, 2024 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 or dispute:

- Villa Canada Association – Inv #530G-1320488 - \$1,730 – Reserve Transfer
- X-Gen Exterminator – Inv #65998 - \$75.00 – **DISPUTE February** – Lori to verify the transition from Gordon Termite to X-Gen Exterminator
- Arce Construction – Inv #0009 - \$2,350.00 – 5320 Stucco Repair
- Gerardo Rangel – Inv #2168 - \$3,000.00 – March Landscaping
- Gerardo Rangel – Inv #2177 - \$2,500.00 – Emergency removal of downed tree (3 days work)

- X-Gen Exterminator – Inv #67243 - \$75.00 – **DISPUTE March** - Lori to verify the transition from Gordon Termite to X-Gen Exterminator
- Beven & Brock - Inv #530G-318957 - \$1,535 – March management fee
- Legacy Builders – Inv #2024-112 - \$7,487.50 – **DISPUTE 5375 50% deposit** – Legacy to issue separate invoice for the deposit before payment will be issued
- William Koury – Inv #GOD530-032124 - \$79.81 – Irrigation parts

CC&Rs

The HOA Election Guys received 46 ballots with respect to the vote on the First Amendment to the CC&Rs. The ballots were opened and counted. The amendment passed with 42 yes votes and 4 no votes.

Our attorney, Troy Kennedy, will be contacted to determine the procedure for recording the new document with the County. Our insurance agent, Gabe Sanchez, will be notified as well to explore our options for coverage now that our CC&Rs designate Walls Out coverage.

Landscaping

We discussed having the slope clearance done in May, but if we do it too early, we run the risk of having to do it twice. The County requires that it be done by June 30. Shirin will seek two additional bids for this upcoming work.

We also discussed having the tree trimming done in May. Shirin will seek two additional bids for this work as well.

Irrigation

Nothing to discuss.

Maintenance

Roofs

Legends Roofing has not been assigned any new units for roof replacement.

For Unit 5391, we will ask Lori to reach out to the homeowner concerning leaks they are experiencing in their unit. They also have a stucco repair that is needed, but James at Legacy has stated that paint is all that is needed to take care of that issue.

Unit 5318 is to be added to the Gutter bid.

James Schwartz of Legacy and Prestigious Rain Gutters have submitted bids for the gutter and stucco work. One more is needed. Shirin will ask Lori if they have an additional vendor to bid these projects.

Due to upcoming heavy rains, James from Legacy Builders recommended that roof sections of the units that have reported leaks be tarped so that they will not experience additional leaks. He offered to do this. We will also check with Lori to inquire if she has a vendor that could tarp roofs for this purpose.

That discussion led to the need of building a Vendor List that can be used for emergencies. With Lori's assistance, we can put one together. James at Legacy could be on that list as well as others.

Unit 5320 is experiencing a leak in their downstairs bathroom. It has been determined that this is most likely NOT from a roof leak, but it could be a leak from around the chimney. It was moved, seconded and passed to have Lori ask James from Legacy Builders to evaluate this leak at 5320 as well as one in Unit 5403 to determine the cause of each. It was moved, seconded and passed to have Lori ask Brian Whit from Home Repairs to evaluate the parapet cap repair

needed at Unit 5314 and submit a proposal. The homeowner has the metal cap from the parapet.

Architectural

Unit 5316 added a teal fabric screen on their entrance gate for additional security. The screen is not in keeping with the CC&Rs which require the design integrity of the community units to be kept in tack. It was moved, seconded and passed that the owner can have a screen, but it must be black so that it will blend with the gate.

2024 Priorities

The cost to have the wood trim painted and wood replacement repairs completed in 2017 was \$38,021. At this point, given all of the roof work that has been needed this project may need to be pushed to 2025.

Old Business

There has been no response to the 2024 financial review as yet.

The Director Election and Annual Meeting will be held on **Wednesday, May 22, 2024, at 7 pm.**

The Board has agreed to change the regular monthly meeting from the fourth Tuesday to the fourth Wednesday.

New Business

None to discuss.

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 **WEDNESDAY, April 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 9:18 pm.

Respectfully submitted,



Carole A. Henning, Secretary