

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

April 24, 2024 7:05 pm

Held in Person and on Zoom

FINAL - CORRECTED

Board Members Present:

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

Board Members Absent:

Kellie Dreyfuss

Beven and Brock

Lori Lacher

Guests

Bill Koury

7:05 - Board Meeting Begins

Guest Comments

Unit 5316 has removed the teal fabric covering on their gate and replaced it with leaf-type covering. Bill's desire is for this owner to speak with each immediate neighbor about this. Bill will contact the owner before the Board makes a final decision on this issue.

Minutes

It was moved, seconded and passed to approve the March 26, 2024 Election Meeting minutes as presented.

It was moved, seconded and passed to approve the March 26, 2024 Regular Board meeting minutes as presented.

Treasurer's Report

Invoices Approved for Payment or on Hold:

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

- Arce Construction – Inv #004593-1 – 11/8/2023 - \$9,360.00 – Gutter Cleaning \$8,760 + Secure Loose Gutters \$600
- Adams Stirling – Inv #148774 – \$85.50 – CC&R's approval + Structural Opinion for Owner's Garage
- Gerardo Rangel – Inv #2231 - \$3,000.00 – April Service
- Alan Mayer - Inv #GOD530-032724 - \$1,500.00 – Reimbursement for deposit paid by Legacy Builders to structural engineer
- Adams Stirling – Inv# 147925 - \$0.44 – balance due for March
- Legacy Builders – Inv #2024-112 - \$5,687.50 – Unit 5375 Deposit for living area roof replacement
- Thomas Meikle - \$42.67 – Reimbursement for notarizing new CC&R amendment and mailing same to Adams Stirling
- Co. of Los Angeles Environmental Health Division – IN1209624 - \$276.35 – Public Health License – Facility Address - 5357 Godbey Dr - Reinspection date 02/14/2014
- Los Angeles County Tax Collector – Agricultural Commissioner Weight & Measures – no invoice number - \$96.18 – 01/23/2024 – **On hold** until B&B confirms this is a legitimate cost for our Association

Landscaping

Bids from Gerardo Rangel were presented for annual Tree Trimming (\$7,500) and annual slope clearance (\$17,000). The budgeted amount for both items is \$24,000. It was moved, seconded and passed to accept the tree trimming cost of \$7,500 and offer \$16,500 to Gerardo for the slope clearance.

Irrigation

Bill Koury will look into the irrigation issue for Unit 5375.

Maintenance

Roofs

Unit 5403 has a crack in the stucco above the parapet; there is no flashing there. Legends submitted a bid of \$3,500 to make this repair. Legacy also looked at this, but is not able to do the work since Legends installed the new roof on this unit.

Unit 5318's leak is from the gutter.

We have asked B&B to confirm if a work order was submitted for Unit 5381.

The deposit was approved to replace the living area roof for Unit 5375 and to replace the garage roof as well.

Unit 5419 has possible structural issues with their garage.

We have asked Lori at B&B to contact the owner of 5391 concerning the interior leaks that they are experiencing.

Tree Trimming Update

See comments under Landscaping.

Unit 5375 removed the tree next to their unit.

Stucco, Gutters, Parapet, Other Maintenance

Shirin presented three proposals for the Stucco Repairs.

Legacy's price was \$5,250 (if given the job, he would like a \$3,000 deposit);

Joshua Benton's price was \$3,500 - \$5,500; and

Brian Witt with KMT's price was \$2,425.

It was moved, seconded and passed to approve KMT to perform this work for an NTE \$3,500 with the stipulation that Brian Witt will come back to the Board if he determines the cost will be more.

Architectural

See comments under Guest Comments.

Additional Priorities for 2024

It was agreed that the wood trim painting and wood replacement repairs for all units should be pushed to 2025 because of the amount of roof work that has been done and is still needed. This work was last done 2017 for \$38,021.

We asked Lori at B&B to look into a company that they have used that has done Reserve Studies. Carole will also check on who Lordon Management used.

Old Business

The Director Election and Annual Meeting will be held on **Wednesday, May 22, 2024, at 7 pm** followed by the regular Board meeting.

In order to switch to Bare Walls insurance coverage, the Association will need a Licensed General Contractor's Opinion of Value to determine the cost of replacement. It was moved, seconded and passed to have Sarah Icke contact two contractors who may be able to supply this documentation for an amount NTE \$4,000.

New Business

It was moved, seconded and passed to appoint Bill Koury to fill Tom Meikle's remaining term on the Board.

It was moved, seconded and passed to appoint Bill Koury to act as President for the remaining portion of Tom Meikle's term.

Beven & Brock Management Report

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

The **Director Election and Annual Meeting** will be held on **WEDNESDAY, May 22, at 6 pm** at the La Cañada Country Club and on Zoom unless someone requires that the ballots be opened in person. It will be followed by the **next regular Board meeting** will begin at **7 pm**.

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

Motion made, seconded, and passed to adjourn at 8:48 pm.

Respectfully submitted,

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

Carole A. Henning, Secretary