

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

May 22, 2024 7:00 pm

Held in Person and on Zoom

FINAL

Board Members Present:

Bill Koury
Shirin Nough
Carole Henning
Jay Kim – on Zoom
Kellie Dreyfuss

Board Members Absent:

Sarah Icke
Alan Mayer

Beven and Brock

Lori Lacher – on Zoom

Guests

Inna Mednikov
Jay and Josephine Sung

7:05 - Board Meeting Begins

Guest Comments

Unit 5375 expressed concerns about the replacement of the garage roof and the stucco repair that have not been completed yet.

Unit 5316 made a presentation concerning the leaf-type covering on their gate and the case for keeping it.

Minutes

It was moved, seconded and passed to approve the April 24, 2024 Regular Board meeting minutes as corrected.

Treasurer's Report

Invoices Approved for Payment or on Hold:

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

- Adams Stirling – Inv #149621 – \$883.50 – review emails re CC&R's and the upcoming Election of Directors
- Gerardo Rangel – Inv #2299 - \$3,000.00 – May Service
- Adams Stirling – Inv #148774 - \$85.50 – Review email & response to owner re garage + CCR filing
- County of Los Angeles Health Department – Inv #1332210 - \$223.00 – 2024/2025 Health Permit

Jay stated that for now we need to keep a close watch on our insurance and roof expenditures because these two items have affected our reserves significantly.

Architectural

Unit 5316

The owners stated the reason for the leaf-type coverage on the gate was for privacy and protection. Anyone driving or walking by can see directly into their kitchen. They showed the Board pictures of many gates in the complex that either have small decorations on the gate or bushes growing over them. In particular, Unit 5335 has the same type of leafy covering.

It was suggested that they consider two other alternatives in place of the leafy covering: a hedge or a type of film on the inside of their sliding door. Under the Architectural Committee section of the CC&R's, it states that when a unit desires to make any changes, the neighbors of the unit requesting a change are to be consulted to get their approval. The Board had approved this covering at their March 26 meeting. It was moved, seconded and passed to allow the homeowners to keep the foliage.

Unit 5318 - the van in the driveway will be removed by Friday, May 24.

Unit 5375's owner was assured that her garage roof has been approved for replacement. Lori requested for Beven and Brock's records copies of the signed contract and checks the owner paid for the completed structural work in their garage.

The Owner is also requesting a copy of the structural report for her records.

This Unit's stucco repair will be the first to be completed when the contractor begins work on the stucco project on 5/31.

Insurance

Gabe Sanchez, our insurance Agent of Record, contacted our carrier concerning the new amendment to the CC&Rs for Bare Walls coverage only. Currently, the premium can be reduced by \$28,413 if the current property policy is amended by June 1st. After some discussion, it was moved, seconded and passed to have Lori seek at least one more proposal for comparison purposes in the hope that our premium can be reduced further when our current policy expires in November.

Roofs

Unit 5316 – when it rains, water leaks into the garage on to the electrical panel of this unit. Legacy gave a price of \$3,250 to repair the area that is leaking, or \$4,500 to replace the garage roof. It was moved, seconded and passed to accept the \$3,250 proposal to repair the area that is leaking.

Unit 5381 has a gutter leak. Shirin will ask Lori and Brian to put this on the list of gutter repairs.

Unit 5391's interior leaks are over the living space roof. Legacy bid to replace is \$11,500. However, it was brought to the Board's attention that Arce had already replaced the whole back area of this unit's roof. Bill will check with Arce to see if the leaking area is under his warranty. If so, Arce will have to repair it. If not, Legacy will only need to do the remaining area of the living space roof which will lower the cost.

Bill contacted Rescue Roofing Construction in La Canada who visited the property and priced all roofs. Bill's goal is to see if we can get a better price comparison.

Landscaping

Gerardo Rangel, our landscape contractor, will begin the slope clearance the first week of June.

Gerardo will also do the semi-annual tree trimming after the slope clearance is completed.

KMT will start the stucco repair project approximately 5/31.

Irrigation

An irrigation pipe near the Lower Meter – Zone 11 was damaged when a large tree fell over a few months ago. We will secure bids to have this repair done, one from Gerardo Rangel and one from Ron Jensen.

Beven & Brock Management Report

Unit 5337 submitted a work order for a small area of stucco to be painted. Shirin will ask Brian Witt of KMT if he can add this to the stucco work that he will be starting approximately 5/31.

Lori submitted a proposal from Association Reserves to complete our Association's reserve studies for the next three years for \$680. It was moved, seconded and passed to accept this proposal for the reserve studies.

The **next regular Board Meeting** will be held on **Wednesday, June 26, at 7 pm** at the La Cañada Country Club and on Zoom.

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

Motion made, seconded, and passed to adjourn at 9:20 pm.

Respectfully submitted,

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

Carole A. Henning, Secretary