

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

July 24, 2024 7:00 pm

On Zoom

FINAL

Board Members Present:

Bill Koury
Shirin Nough
Carole Henning
Kellie Dreyfus
Sarah Icke
Alan Mayer

Members Absence:

Jay Kim

Beven and Brock

Lori Lacher

Guests

None

7:00 - Board Meeting Begins

Guest Comments

None

Special Budget Presentation

Bill discussed our reserve of \$247K compared with 2022 (\$469K). He stated that it may be unsustainable. Bill will speak with Claudia from Beven and Brock about the records.

We received a \$5,125 rebate from the EQ premium because we agreed to lower the Total Insurable Value. We are still waiting on the final number for the fire coverage rebate.

Lori requested proposals from 3 insurers for our Association's renewal coverage in mid-November. One would not provide a quote because our property is in a fire zone; another would require us to name them as the Broker of Record which we are not ready to do that at this time; and the Scott Litman Insurance Agency, which is no longer with Farmers, has not responded yet.

We discussed how we might handle a significant increase in the premium for 11/2024-11/2025 given that the CC&Rs require us to maintain coverage. We considered the consequences of raising the deductible to lower the premium. The discussion was tabled until more is known about next year's cost.

Minutes

It was moved, seconded and passed to approve the June 26, 2024 Regular Board 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:

- Beven & Brock – Inv #GOD530-062824 - \$162.50 – June Zoom fee
- Reserve Transfer for July - \$1,730.00

- Adams Stirling – Inv #150929-1 – \$57.00 – Review CC&R Amendment
- Jensen Landscape & Irrigation – Inv #06172024 - \$275.00 – replace irrigation valve identified by leak adjacent to 5441
- Gerardo Rangel – Inv #2452 - \$8,500.00 – Tree Trimming (14 trees trimmed that were in danger of falling – all in guest parking lot plus those further up the street)
- Gerardo Rangel – Inv #2376 - \$18,500 – Annual brush clearance
- Gerardo Rangel – Inv #2441 - \$300.00 – fix broken pipe/2 sprinklers where tree fell from storm
- Adams Stirling – Inv #150929 - \$239.00 – June professional services – prior balance – **ON HOLD** – Lori to confirm what this is for
- Beven & Brock – Inv # 530g336207 - \$1,535.00 - July management fee
- KMT – Brian Witt – Inv # GOD530-062424 - \$500.00 – 5409 extra stucco damage repairs (Brian called Lori and she authorized)

Architectural

Unit 5308 – Lori will contact the owners to ask them to submit a rendering of how the proposed pergola will look from the street.

Unit 5316 – Unit owner removed the leafy green covering from their gate. They have no plans at this time to replace it. They are looking at other options.

Unit 5335 – Lori will send a written notice stating that under the Architectural Committee section of the CC&R's, any desired changes to front gates must be submitted on the Architectural Request form so that the Board can review them before they are installed.

Landscaping

Slope clearance has been completed. There remain some areas that need more cleaning. Shirin will relay this information to Gerardo. There is also a slope towards the golf course area that needs to be cleared. Gerardo relayed to Shirin that area is the Country Club's responsibility. Kellie will follow up on this.

We also ask Shirin to have Gerardo review the Los Angeles Fire Department's directions regarding appropriate Slope Clearance & tree trimming so that the association is in compliance with those directives. The link to that website is: <https://lafd.org/fire-prevention/brush/brush-clearance-requirements>

Tree trimming is complete.

Stucco Repairs

Unit 5369 stucco work is complete. The remaining painting of the garage door will occur this weekend.

Unit 5328 – the owner keeps the gate locked. Shirin will meet with the owner and the vendor this Friday so that the vendor can get access to complete the work for this unit.

Gutter Cleaning

Lori was asked to get three proposals for the fall gutter cleaning work.

5375 Roof Repair

The owner reported that the structure portion of the garage has been repaired, and they are ready to have the garage roof work done. Sarah stated that the owner's contractor needs to provide a copy of the Permit for the roof structural work to the Board. If the contractor didn't have one initially, he could get one now. James of Legacy Builders will need to verify this before re-roofing can be done.

Beven & Brock Management Report

Unit 5379's insurance carrier has questions concerning the new First Amendment to the CC&Rs. Sarah will reach out to Gabe for an answer then communicate this to Lori so that she could respond to them.

Unit 5381

The gutter issues at this unit are already on Brian Witt of KMT's list. Shirin has spoken to him about them.

A proposal from Legacy for replacement of the living area roof of this unit in the amount of \$12,675 was approved.

Unit 5318

Legacy provided a proposal to replace the living area roof for this unit at a cost of \$18,500. It was approved with the stipulation that James at Legacy specifies the warranty period for this work. James agreed to fix the parapet for this unit free of charge when doing the roof work.

Unit 5347

Back in November 2023 when James from Legacy was inspecting units for possible roof repairs, the homeowner would not give access to enter the unit. From what we know, this roof was replaced in 2002. James has provided a proposal to replace the living space roof for \$11,700. This proposal has been tabled for follow up at our August meeting.

Unit 5316

Legacy has submitted a change order for the work on this garage roof. Original approved amount for repairs only was \$3,250. However, having further assessed the work in more detail, James has determined that it would be best to replace the entire garage roof for an additional \$1,500. This proposal was approved.

New Business

Bill discussed owners' ability to store vehicles in the guest parking area. Cars should be in the owner's garage or their own driveway before using the guest parking.

Trash Cans

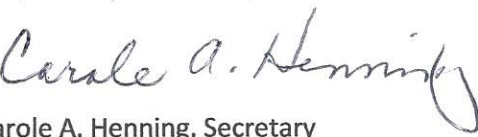
Kellie mentioned that there are several units whose trash cans and one unit's lock box can be viewed from the street. This is not in keeping with the CC&Rs, Sec. 11.E, which states trash cans and other receptacles must be concealed from view. Kellie will provide pictures and unit numbers to Lori so she can contact each homeowner concerning the situation.

The **next regular Board Meeting** will be held on **Wednesday, August 28, at 7 pm on Zoom only.**

With no further general business to conduct, the meeting was concluded.

Motion made, seconded, and passed to adjourn at 9:12 pm.

Respectfully submitted,


Carole A. Henning, Secretary