

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

June 26, 2024 7:15 pm

Held in Person and on Zoom

CORRECTED - FINAL

Board Members Present:

Bill Koury
Carole Henning
Kellie Dreyfus
Sarah Icke
Shirin Nough on Zoom
Jay Kim on Zoom
Alan Mayer on Zoom

Beven and Brock

Lori Lacher – on Zoom

Guests

Ron and Patricia Austin
Leo Kao

7:15 - Board Meeting Begins

Guest Comments

Unit 5308 reviewed plans for a pergola that they would like to install in their street-side patio.
Unit 5403 reviewed the roof work and ongoing leak.

Minutes

It was moved, seconded and passed to approve the May 22, 2024 Regular Board and annual election meeting minutes as presented.

Treasurer's Report

Budget Status

The current budget remains out of balance because of increased insurance premiums and roof replacement work.

Invoices Approved for Payment or on Hold:

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

- Adams Stirling – Inv #15929 – \$182.08 – review insurance amendment, FedEx/recording fees for new insurance amendment
- Backflow Time – Inv #114264AR - \$195.00 – test 3 backflow valves at 5395/6427/5441 – all passed
- Jensen Landscape & Irrigation – Inv #06072024 - \$250.00 – replace upper irrigation valve at 5451
- Gerardo Rangel – Inv #2367 - \$3,550.00 – June Service (\$3,000) and replace broken pipe caused by fallen tree (\$550)
– **ON HOLD** – need two separate invoices plus renegotiate broken pipe cost
- X-Gen Exterminator – Inv #70881 - \$75.00 – June pest service
- Beven & Brock – Inv #GOD530-52824 - \$5.28 – Return Receipt Requested charge for letter to homeowner
- Courtesy Plumbing – Inv #1442205 - \$450.00 – repair leaks at two irrigation meters

Architectural

Unit 5308 – Lori will contact the owners to clarify if their proposed pergola is free standing or not. During their presentation at the meeting they stated that it was completely freestanding. The drawings, however, indicate that it will be attached to the structure of the home on one side. She will also ask if it is possible for their contractor to

further demonstrate that the pergola will not be visible from the street. Board approval is delayed until the next meeting pending the answers to our questions.

Unit 5316 – Lori will send a written notice stating that the owners (1) have failed to file an architectural control request form with the Association and (2) failed to appear at the June Board meeting to present such request. It was moved, seconded and passed that the homeowners have fifteen (15) days from date of the letter to remove said fence covering. If they do not remove said fence covering in 15 days, the home owner shall be fined up to \$100 for this first offense per the Association's Bylaws.

Insurance

The homeowners should be made aware of the new insurance policy and the reduced rate. Lori will contact Gabe to procure the full, updated insurance policy reflecting "Bare Walls" coverage and send to the owner of 5403 and whomever else requests it.

Lori also needs three additional years of loss history which Scott Litman can provide. This will give her 5 years of loss history that she can use when contacting additional insurers for renewal proposals for our November 14 renewal date.

Roofs

Between Legacy and Legends, 15 units have either had whole living space roof work done or sections completed. In the last 6 months, we have spent \$136,885 on this work. Going forward, only whole sections of roofs will be replaced so that the work can be warrantied.

Legacy has submitted a proposal to replace the garage roof of Unit 5375 for \$4,750. Before the work can be done, Lori will contact 5375 and request a copy of the permit and the inspection report for the structural upgrade for their garage roof.

The owner of 5403 iterated the strain he has been through concerning a roof leak at his unit. Leaks began in March 2023; Legends did the roof repair in September 2023. The owner continued to report leaks after the heavy rains. Legends went back to inspect but determined that the leak was from the stucco cracks and not the roof. Recently, Brian Witt from KMT completed some stucco and parapet wall repairs. Alex Arce then performed a leak test on the roof which determined that the leak was coming from the area around a light fixture.

Landscaping

Gerardo Rangel has completed the slope clearance work except for removal of the cut brush which will occur on Saturday, June 29. It was moved, seconded and passed to pay Gerardo Rangel now for half (\$9,250) of the slope clearance work. Lori will need an invoice to make this happen. There was a question from Units 5353 and 5349 that it did not appear the brush behind their units had been cut.

Gerardo will also do the semi-annual tree trimming the second week of July.

KMT has a few stucco repairs remaining; work will be completed mid-week (July 3). Work was double what KMT thought, but he is staying within the budget that was approved. The Board agreed that Shirin should walk the job when it is completed, and if everything is satisfactory, the entire invoice for the work (\$11,750) can be paid before next month's meeting.

KMT will do the gutter work once the stucco job is complete.

Brian Witt from KMT submitted a proposal to inspect the parapets on all units for \$800. This item has been tabled.

Beven & Brock Management Report

All items covered above.

New Business

Bill Koury presented two checks from Unit 5425 which is payment in full of their outstanding balance. Checks will be mailed to Beven and Brock. Bill also mentioned that the owner needs help in setting up a recurring payment option for the monthly payment. Lori provide the phone number so their financial person can provide assistance with that request.

Kellie brought to the Board's attention that visibility was an issue when entering/exiting the West end parking area because of a palm tree. Discussion led to asking Gerardo to determine if the tree could be pruned to provide better visibility.

Carole mentioned that parking for homeowners for the upper four units is difficult when non-guests park inside the monuments. Installing a sign was discussed, but Kellie stated she would ask the Club Manager first to notify members to refrain from parking there.

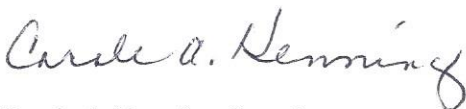
In order to pay our web designer their annual fee, they need to provide additional documentation to be set up as a vendor. Another option is for the Board to sign Beven & Brock's Authorization to Pay Vendor form. Carole will check with the web designer first to see if she can provide any of the required documents.

The next regular Board Meeting will be held on **Wednesday, July 24, at 7 pm on Zoom only.**

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

Motion made, seconded, and passed to adjourn at 9:23 pm.

Respectfully submitted,



Carole A. Henning, Secretary