

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
December 18, 2024 7:00 pm
In Person and On Zoom
FINAL

Board Members Present

Bill Koury
Shirin Nough
Carole Henning
Jay Kim - on Zoom
Sarah Icke
Kellie Dreyfuss
Alan Mayer – on Zoom

Absent

Lori Lacher, Beven and Brock

Guests

Ron Austin, 5308
Bill Huston, 5381 - on Zoom
Erik Pulatian, NASA Services

7:12 - Board Meeting Begins

Guest Comments

See below

Minutes

It was moved, seconded and passed to approve the November 19, 2024 Regular Board minutes as presented.

Corporate Transparency Act - FinCEN Discussion

Beven and Brock notified the Board that a judge had placed an injunction on this Act for now. It was agreed that we would move forward with registering our Association now. If and when the injunction is lifted and we still are required to comply, we will already have submitted our information.

Open Forum

Erik Pulatian with NASA Service presented a proposal to the Board to consider moving our trash service to their company. He discussed the details, and questions were posed. The Board will discuss the proposal at our January meeting.

At the end of the meeting, it was moved, seconded and passed for Bill Koury to contact Erik at NASA Services to email a copy of his proposal to all Board members so that we can be prepared to discuss it at the January meeting.

Treasurer's Report

Invoices Approved for Payment:

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

- Gerardo Rangel – Inv # 2725 - \$3,000 – November landscaping
- Gerardo Rangel – Inv # 2795 - \$3,000 – December landscaping
- Beven & Brock – Inv #530G-357739 - \$1,535.00 – December property management fee
- Clark Pest Control – Inv # 36443072 - \$75 – monthly pest service*
- Beven & Brock – Inv # GOD530 - \$146.25 – November Zoom Meeting attendance
- Beven & Brock – Inv # GOD530 - \$110.10 – 2025 Annual Budget Package mailing

- Legacy Builders – Inv #1032-1 - \$643.90 – Unit 5381 - Unpaid balance (\$625) plus Late Fees (\$18.90) – **on hold**
- Legacy Builders – Inv #1041 - \$300 – Unit 5318 – Restore all tiles from ground to roof – **on hold**

It was moved, seconded and passed that Bill Koury would speak with James Schwartz at Legacy Builders concerning the remaining balance for the work at 5381 alone and would negotiate an agreement for James to come to the property to repair the broken window pane in 5381's front door. The broken window must be repaired before any further payment is made. Bill Koury will negotiate a final payment amount at that property NTE \$625.

*It was moved, seconded and passed to cancel our pest service contract for ant and spider mitigation with Clark Pest Control. We determined that this service is not needed.

Gutter Repairs

It was moved, seconded and passed to ask Lori to reach out to Prestigious Rain Gutters and Imperit Roofing and Gutter, Inc. to secure proposals for gutter repairs that are outstanding for units 5381, 5353 and potentially 5349.

Reserve Fund

Jay contacted the bank to see what interest rate we are receiving on our Reserve Account. We are getting a very low rate at this time. The Bank suggested that we transfer some of the funds to a CD. The options are 30-, 60-, 90-, 180- or 270 days. Interest rate is 3-4% depending on which option is chosen. Jay was asked to put together a small spreadsheet for our January meeting so the Board can discuss the choices and vote on our preference.

Insurance Report

Our wildfire deductible used to be \$500,000 for the entire complex, but with our change to Walls Out Coverage for the Association, the deductible is now \$25,000 per unit. Ron stated that things should improve over time unless many wildfires should occur in Southern California. More markets should move into the state, and the rates will improve.

Our earthquake policy is due for renewal in January. Ron stated it would be hard to reduce this cost, but he will work with Gabe to get the best price possible.

Landscape Report

The tree trimming in the center area will be done on December 28 with an 8-man crew and will take one day. Gerardo provided a proposal to redo the common area where the grass is dead at the bottom of the parking area across the street from Units 5349-5353. There are grub worms and rabbit droppings there. The exact area and cost will be clarified at the January meeting.

Brian Witt is not responding to Lori or Shirin about the stucco work that needs to be completed. Lori has been contacting/emailing him as well but has not received a response.

There are brush cuttings that were left on the slope behind Units 5353-5341. They could be from the work the Club did on their portion. Kellie will take pictures of the area. We will ask Gerardo for a proposal to clean up the cuttings that are there as well in case that area is our responsibility.

Possible Violation Letter

It was discussed whether violation letters should be sent to homeowners concerning their vehicles. It was moved, seconded and passed not to send a letter to a homeowner about this issue.

Traffic Flow

Some vehicles have been driving out of the north end of the guest parking area at an excessive speed and going the wrong direction around the triangle. In addition, delivery vehicles at times will go around the east side when coming on to the property. It was moved, seconded and passed to ask Lori to secure a proposal for painting directional arrows on the street and possibly adding a sign or two if needed to ensure the safety of everyone. The proposed vendor can contact Kellie for more information. This item can be discussed further in January.

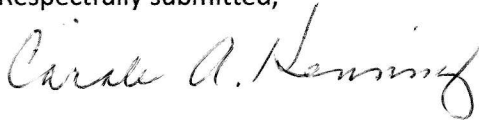
The **next meeting** will be our **annual meeting** to be held on **Tuesday, January 7, at 6 pm** in person and on Zoom.

The next **regular Board meeting** will be held on **Tuesday, January 28, at 7 pm** in person and on Zoom.

With no further general or executive session business to conduct, the Board adjourned.

Moved, seconded, and passed to adjourn at 9:10 pm.

Respectfully submitted,

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

Carole A. Henning, Secretary