

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
January 28, 2025 7:00 pm
In Person and On Zoom
FINAL

Board Members Present

Bill Koury
Shirin Nough
Carole Henning
Jay Kim - on Zoom
Kellie Dreyfuss
Alan Mayer
Bill Huston - on Zoom

Absent

Lori Lacher, Beven and Brock

Guests

Ron Austin, 5308

7:05 - Board Meeting Begins

Guest Comments

See below under **Insurance Update on Wind/Storm Damage**

Minutes

It was moved, seconded and passed to approve the December 18, 2024 Regular Board minutes as presented.
It was moved, seconded and passed to approve the January 7, 2025 Annual Meeting minutes as presented.
It was moved, seconded and passed to approve the January 7, 2025 Executive Session minutes as presented.

Treasurer's Report

Invoices Approved for Payment:

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

- Gerardo Rangel – Inv #2873 - \$4,800 – Removal of 3 fallen pine trees from wind storm
- Gerardo Rangel – Inv #2836 - \$3,000 – January landscaping
- Harris Plumbing - Inv #754582 - \$465.75 – Repair to 1-1/2" PVC main water line that feeds irrigation lines
- Clark Pest Control – Inv #36626771 - \$75 –December Pest Service
- Clark Pest Control – Inv #36798947 – \$75 – January Pest Service (last one)
- Jensen Landscape & Irrigation – Inv #Villa01202025 - \$265 – Repair sprinkler line
- Bill Koury – Inv #GOD530 - \$71.93 – Reimbursement for Arce settlement lunch, copies of Reserve Study and the Arce Agreement.

It was moved, seconded and passed to approve Jensen's proposal for \$670 to replace valve #1 for the middle timer (in front of 5441 Godbey) and replace valve #2 for the middle timer (covers 5421 to 5425).

Reserve Fund CD

Jay Kim discussed the CD rates that Banc of California offers. For a 180-day Certificate of Deposit the current rate is approximately 4%. It was moved, seconded and passed that \$100,000 of our reserve funds be invested in a 180-day CD at the going rate, approximately 4%.

Election of Officers

After discussion and a vote, the following officers were elected:

Bill Koury, President

Alan Mayer, Vice President

Carole Henning, Secretary

Jay Kim, Treasurer

Special Projects Committee

An independent person, not a Board member, would be asked to chair this committee. Possible items for this committee to oversee: finances, managing cash flow, insurance liability, anything else that would arise that is special. It was moved, seconded and passed to establish this committee. Ron Austin was asked if he would consider being chairman of this committee, and he agreed.

Second Approver of Invoices

The invoice approval procedure in PayScan seems cumbersome to some. Does the system require two approvals? This will need to be discussed in detail with B&B (Lori). We may want to consider a threshold; such as all invoices below \$1,500 - \$2,000 would need only one approval in PayScan; all others would require two approvals.

Visitor Parking Issue

The parking in the visitor lot is still an issue which needs to be addressed.

The Board discussed recent communications between some Board members.

Arce Settlement

It was moved, seconded and passed to accept the settlement agreement with Arce Construction for a reduced cost of \$20,000.

Additional Parking Lot Striping

This proposal was tabled.

Unit 5369 – Roof Leak

James at Leron, Inc. will provide a tarp for this unit's roof leak as part of the wind damage repairs that he is undertaking.

Insurance Update on Wind/Storm Damage

James Schwartz, Leron, Inc., has done and is doing a fantastic job. Debris was removed as soon as was feasibly possible in order to prevent liability exposure. Tarps were installed over those exposed areas to prevent further damage.

The adjuster toured the property on Tuesday, January 28, and met with James Schwartz, Ron Austen, Bill Koury and Alan Mayer. James reviewed with the adjuster the drone video and 378 photos of the 44 damaged roofs that he had produced, and was very courteous in his presentation. James' final report is expected to be ready in two weeks.

Once the report is submitted and reviewed by the insurance carrier, an offer letter will be presented to the Association. Ron Austen stated that this will be a contested claim because determining pre-existing conditions vs what was caused by the wind will be difficult. An assessment-of-damage letter from the carrier citing provisions of the policy should be forthcoming in a week or two from the date they receive our report.

Ron has a business associate who is an attorney and specializes in insurance contracts on behalf of claimants. He will review our letter from the carrier to ensure that the provisions in our policy that are not cited in their letter but that might apply will be considered so that we can maximize our policy.

Our current policy has a flat \$25,000 deductible.

James was paid a \$10,000 retainer to begin the wind damage work. We want to be sure controls are in place so that we know hours worked, what the hourly rates for his workers are, etc. He is to keep the Board informed when he has expended the \$10,000 and supply an invoice for that work. When additional funding is required, it must be approved by the Board.

Earthquake Premium

It was moved, seconded and passed to pay the annual earthquake premium in total as opposed to using a Premium Finance Agreement. This is the best, practical approach.

Trash Bid

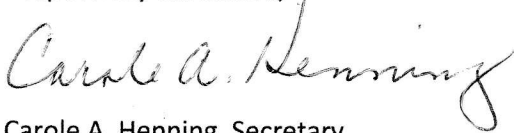
This was discussed briefly. It was suggested that we get bids from the three approved trash services for the City of La Canada: Republic (our current trash service), NASA and Athens and present them to the board at our February meeting for consideration. Bill Huston offered to draw up a scope of service to be sent so that we are comparing apples to apples.

The next **Board meeting** will be held on **Tuesday, February 25, at 7 pm** in person at the Country Club and on Zoom.

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

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

Respectfully submitted,



Carole A. Henning, Secretary