

VILLA CAÑADA HOMEOWNERS ASSOCIATION

REGULAR BOARD MINUTES

April 22, 2025 6:30 pm

In Person and On Zoom

FINAL

Board Members Present

Bill Koury

Alan Mayer – on Zoom

Carole Henning

Jay Kim – on Zoom

Shirin Nouh

Kellie Dreyfuss

Bill Huston

Beven and Brock

Lori Lacher

Guests

David Lane

6:33 pm - Board Meeting Begins

Guest Comments

David Lane (5361) introduced himself as a new owner. Additional comments are below under **Cutting Costs**.

Management Company Report

May 23 is the spring Bulky Item pickup date for Republic. Lori will send out a follow-up email to all home owners a week before that date.

Trash Proposals

Working with Republic to get a copy of our current trash contract with them. Because we started with them in 1985, they are unable to find a copy of that contract or any later ones. We will let them know that we are going out to bid, and we will ask Athens for a proposal as well.

NASA's proposal states that the cost listed is a projected cost which usually means that it is an estimate, and the term of the contract is five years. Carole will send a copy of the Terms and Conditions for NASA's contract to all Board members for their review.

Motion to sign with NASA at the meeting was postponed until Jay Kim could be present (at approximately 7 pm).

Lori will contact Republic, tell them the HOA is looking at other bids, ask what is their best price based on what is currently in place, what is their termination time frame for current contract, and that we are willing to sign a new contract if they are selected.

2024 Annual Financial Review by CPA

The annual financial review information has been uploaded to our website with Beven and Brock. It was agreed that Lori should notify the homeowners that they can review it there.

Lori will send information to Bill and Shirin re Condo Café so they can review this document.

Unit 5391

Estimate received from Leron, Inc. for this unit's roof repair, minor gutter repair, and chimney/roof stucco repair for \$14,950.

Bill Koury provided information in an email (dated 04.22. 2025) that Arce had done some work on the roof at 5391 in 2023:

5391	ARCE	N	1-X	800 sq ft	'23 May \$6,800
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Arce's work done in 2023 did not last. Whether the work is warrantied or nor, the Homeowner does not want Arce to do any work on their unit because his work is inferior.

The homeowner is willing to loan the Association \$5,000 so that the work can start immediately.

It was moved, seconded and passed to hire Leron, Inc. to repair and replace as needed the roof and stucco at 5391 as described in his proposal dated 03.24.2025 for \$14, 950. He will warranty his work. Leron will receive a down payment of \$2,500 from the Association and will be paid the balance of \$12,450 over three months (\$4,150 each).

Jensen Proposal dated 03.25.2025

Jose Toribio took care of the emergency items in the Jensen proposal for \$390. The Association will be reimbursed \$225 of this by Ron Austin because his contractor's truck encroached on the grass causing some of the damage.

Mr. Jensen and Bill K will redline the existing proposal to reflect the payment to Toribio (\$390), the emergency work that was completed at 5427 (whatever that amount is) and any other items on the proposal that have been completed. Then the revised invoice can be submitted for payment.

In the future, when there is emergency work to be done, no proposal is needed. The work is to be completed immediately.

It was moved, seconded and passed to approve the revised Jensen proposal for an NTE \$2,700.

Gutter Cleaning Estimates

As requested, Leron, Inc. submitted a proposal to do the yearly Gutter and Roof Cleaning. After some discussion, Lori was asked to get two additional bids based on the same scope of work that Leron presented. This item is tabled until our next meeting.

Parapet Wall Damage Proposal

Lori asked Leron, Inc. for a proposal to repair the parapet and stucco damage. He stated that we should hold off on this because most of that damage is included as part of the storm damage insurance claim.

Minutes

It was moved, seconded and passed to approve the March 25, 2025 Regular Board minutes as presented.

Insurance Payment

The money from the insurance company for our claim will be paid directly to the Association.

Insurance Claim

All claims have to be settled by June.

It was decided that blown-off roof tarps will only be replaced **IF** a significant rain storm is pending and a homeowner asks for one to be replaced. Lori/James make the decision as to when a tarping situation is a true emergency. Tarps were originally installed to prevent tiles from blowing off and causing damage to property or persons.

Cutting Costs

General discussion continued concerning reducing costs for trash service, irrigation/landscaping and management fees. Discussion also included reviewing the comparison of the tree property management bids. Bill K's list only covered items that were different between the three companies.

Mr. Lane strongly advised that the Board work on how to make large scale, significant changes to provide funding for our reserves. He provided his opinion as a new outsider, and we appreciated his comments.

Treasurer's Report

Invoices:

- Jensen Landscaping – Inv #3/25/2025 - \$3,750.00 – **Rejected** – See comments above under **Jensen Proposal dated 03.25.2025**
- Arce Construction – Inv #169 - \$645.00 - located leak in the kitchen due to clogged rain gutters and down spouts, cleaned same and sealed possible leaking areas. No proposal was submitted to Board for prior approval. Confirmed with R. Bronson (5441) that this work was not done at her unit. It probably is for 5451 J. Henning. Kellie will check into this.
- Jensen Landscape – Inv # 01/21/2025 - \$1,825.00 – Lori will check to see if this has been paid.
- Leron Inc – Inv #1043-5411-CH - \$1,200.00 – Re-tarping Units 5405/5407/5409/5391 – Kellie to follow-up on who authorized this work.
- Courtesy Plumbing – Inv #144618 – **Rejected** – Kellie will contact vendor to let them know their Worker's Comp insurance has expired. They will send a copy of the new policy to Lori; once she has it, the invoice will be paid.

Bill K questioned if Courtesy Plumbing actually was at the property to do the work that they invoiced us for. He wants them to let us know in advance exactly when they will be on site so someone can observe their work.

Courtesy included information on their invoice concerning the cleanout enclosure in the backyard at 5441 that must be dug up and reinstalled due to a large root that is keeping the clean out cap from going onto the clean out. The liner of the pipe is also damaged and needs to be replaced.

Architectural

No Architectural Requests at this time.

Unit 5367 painted the side panels of their garage with the wrong color. Shirin will contact the owner to correct this.

Landscape

Shirin will contact Gerardo concerning the annual slope clearance. She will also interview Toribio and Love's Landscaping so that we have three bids.

Irrigation

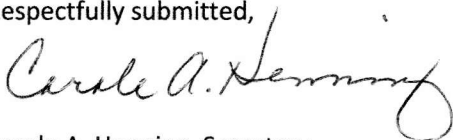
Water bills are somewhat in check now but will be better next month because a few zones that were leaking were shut off.

The next **Board meeting** will be held on **Tuesday, May 27, at 6:30 pm** in person at the Country Club and on Zoom.

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

Moved, seconded, and passed to adjourn at 8:57 pm.

Respectfully submitted,



Carole A. Henning, Secretary

