VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
May 27, 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 on Zoom

Beven and Brock
Lori Lacher on Zoom

Guests
David Lane (5361)

6:55 pm - Board Meeting Begins

Guest Comments
David Lane – David brought to our attention the roof leak in his unit.
He also asked about a video chat option (Discord Group Chat) that would be useful for communicating with members of our association. He is willing to set it up if we are interested.

Minutes
It was moved, seconded and passed to approve the April 22, 2025 regular and executive session Board minutes as presented.

Insurance Claim
Ron Austin stated the $128,640 initial payment from the insurer had been received.

Ron is waiting for a letter from our carrier stating exactly what they will cover and what they won't cover and why. Since the roofs are old, they will most likely will want to eliminate those, but not everything is black and white. We will fight over the damages and negotiate with them. Lack of patience on our part will cost us money. Ron anticipates that they will not renew our policy for next year and is already looking at options for us.

We can move forward with repairing some roofs that do not have any storm damage.

Management Company Report
The first payment from the insurer (SBC) for wind damage repairs for $128,640 will be moved from the operating account to the Reserves account. The $25,000 deductible has been withheld by the insurer.

Wind Damage Proposal
LeRon provided a proposal for the wind damage repairs in the amount of $96,650. This item is tabled.

Gutter Cleaning
LeRon provided a proposal for gutter cleaning, 3 times/year in the amount of $22,950. Prestigious' proposal for guttering cleaning is $10,200 for 3 times/year. Questions need to be answered on both proposals before a decision is made.

Major Repair to Sewer Line
Courtesy Plumbers provided a proposal of $20,650 to make repairs to the sewer line on the west/south sides of the property. This item is tabled until a second proposal can be obtained.

Unit 5361 – Leak

LeRon submitted a proposal to waterproof the rear upper right roof section and replace the fascia boards for $6,375. The Board requires a 7-year warranty to be included. It was moved, seconded and passed to approve this work once the 7-year warranty language has been added.

Republic Trash Service Contract

Republic will give us a 3-year contract with no escalations for $1,680/month. In addition, a credit of $246 will be issued against both June and July's billing. Should Republic be forced to charge an escalation for any reason during the three-year period, we are able to cancel the contract and seek bids from other vendors. Bill Koury will sign the contract.

Toribio and Love's Landscape Proposals

Toribio – monthly $3,250 Slope Clearance $8,860
Love's – monthly $5,196 Slope Clearance $4,800-$6,400

Gerardo's Slope Clearance - $19,500 – price includes the few areas that we asked him to add last year.
Gerardo is loyal to us and is very responsive when trees have fallen; he comes right away to clear the damage.

Lori will send Gerardo's specs for the slope clearance to Toribio and Love's so they can verify that their pricing includes everything and is what they want to live with.

Gerardo's monthly landscape charge is $3,000. Toribio's monthly charge is $3,250 but includes irrigation. In addition, he is a certified irrigation specialist. Gerardo is not.

It was moved, seconded and passed to keep Gerardo for tree trimming and terminate the landscaping portion of his contract effective 6/30. We will move forward with Toribio as our landscape/irrigation vendor effective 7/1.

Using Gerardo for slope clearance this year is dependent upon the revised slope clearance bids from Toribio and Love's.

Architectural

When **Unit 5375** did their garage roof structural work, Stucco was added on either side of the garage instead of slats. Lori will notify them to correct this within 30 days.

Unit 5367 did not use the correct paint color when they painted the walls on either side of the garage. Lori will notify them to correct this within 30 days.

Shirin tried to speak to both homeowners about these issues but was not successful in reaching them.

The formation of a list of violations and fines was raised. Alan had asked the Board for input, but no one responded to his request. Kellie stated that she is walking the property at least weekly and notifying residents of issues that she sees. Most issues seem to be with renters, and in that case, Kellie contacts the homeowner about the problem. As part of the process, we will consider placing a notice on the homeowner's garage door and take a picture of the notice so that we have a time stamp of when they were notified. If Kellie does not achieve a resolution, she will ask Lori to send a letter indicating that a fine will be assessed if situation continues. The Homeowner can bring their case to the Board if they disagree with the violation.

Roof Discussion and Possible Solutions

Our options to replace the remaining roofs are

1) use the insurance money to replace the roofs that remain;
2) assess members and do the roofs that remain;
3) borrow the money and do the roofs that remain; or
4) do 5 roofs/year out of the current budget until completed (this would take approximately 8 years).

After much discussion about roof replacement/repair including the cost to repair parapets and stucco, it was determined that those who were available would meet at Bill Koury's home on Monday, June 9, at 8 pm to go over the financials and discuss the roof replacement plan further.

Irrigation

Pop-up sprinklers cost $7.69 each. If we ask a vendor to purchase/install it, it would cost around $59-$79. If we buy the parts direct, it should eliminate some of the cost.

Treasurer's Report

Invoices:

- Synergy Online Marketing – Inv #PD09042033 - $540 – Renew annual website service
- Jensen Landscape/Irrigation – Inv# 1/21/25 - $1,825 – Sprinkler Evaluation/Fertilizer
- Lori Lacher – Inv #4/25/25 - $162.50 – April 22 HOA meeting attendance
- LeRon Inc – Inv #2025-04101 - $2,500 – installment 2 of 3 (June) – reimburse vendor for $7,500 advance on 5391 roof/stucco repair
- Jensen Landscape/Irrigation - Inv#4/24/2025 - $950 – repair broken main line that erupted on April 23
- Toribio Maintenance Landscaping – Inv #265 - $540 – replace broken sprinkler valve/broken main water line @ 5320
- Courtesy Plumbers Inc – Inv #144618 - $1,950 – mainline and storm drain snake and jetter work completed
- Los Angeles County - Inv #1456142 - $223 – annual health permit

James at LeRon Inc is to discuss seven invoices with Bill Koury and come to a resolution as to why we are not paying them.

Slope Clearance Specs – Additional Note

Additional note to be added to Slope Clearance Specs for Toribio and Love's –

"The County of Los Angeles has told us that the area behind units on west side only need to be cleared 100' feet from the units as opposed to 300' because of the snake pit and bear den."

The next **Board meeting** will be held on **Tuesday, June 24, at 6:30 pm** in person at the Country Club and on Zoom.

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

Moved, seconded, and passed to adjourn at 9:02 pm.

Respectfully submitted,

Carole A. Henning, Secretary