

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
June 24, 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 Nough
Kellie Dreyfuss

Board Member Absent

Bill Huston

Beven and Brock

Lori Lacher on Zoom

Guests

None

6:33pm - Board Meeting Begins

Guest Comments

None

Minutes

It was moved, seconded and passed to approve the May 16, 2025 Special Meeting and the May 27, 2025 regular minutes as presented.

Status of Insurance Claim – Partial Coverage Declination

We received one letter from the carrier concerning our insurance claim which was not very encouraging. Alan spoke to Ron Austin about it. He was not concerned about the letter; it was something that was expected. We do have a little bit of a battle to weather, but he is not concerned.

\$30,075 Invoice Discussion

The payment from the insurance carrier of \$128,640 went into the reserve account. When LeRon submitted invoices totaling \$45,075, money was transferred from the reserve account to pay those invoices:

- \$30,075 – Tile material-research-sourcing
- \$10,000 – Assessment of wind damage/tarp coverage
- \$2,500 – 5391 – Roof/stucco repair - Deposit
- \$2,500 – 5391 – Roof/stucco repair – 1st installment

Bill K sent email to Jay approving the \$30,075 invoice.

Management Company Report

Unit 5391 is asking for reimbursement of the \$5,000 that she advanced to the Board at the beginning of the roof repairs. This reimbursement was approved.

Unit 5331 submitted a request to have broken roof tiles replaced. Bill K has a meeting scheduled with LeRon about other matters and will address this with him.

Alan supplied a revised proposal for slope clearance from Toribio's Landscape for \$14,460. He asked that he be reimbursed in 3 payments of \$4,820 each – at the beginning, halfway through and at the end of the job after the County has given its approval. It was moved, second and passed to approve the first payment. If he wants the check sent via direct deposit to his account, he would have to work with Claudia at B&B to arrange that. Toribio's Workers Comp

insurance is expired. As soon as B&B receives the new certificate of insurance, the check can be issued.

Unit 5320's landscape concerns are the wood trim along the driveway and grass area in front of the unit and at the westside of the garage. Shirin met with Gerardo concerning these repairs.

Republic's Contract

Republic's trash service charge for this month (\$1,445) reflects the \$235 credit as stipulated in the new contract.

2026 Reserve Study

A proposal for Association Reserve Study for a 3-year renewal was declined. Ron Austin recommended that we not do one at this time.

Architectural

Because of the immense amount of time spent on meeting with vendors about their slope clearance bids, Shirin was not able to contact Unit 5375 and Unit 5367 about their architectural issues. Because of that delay, the notices to be sent to each one has been tabled until they can be contacted in person. She will do that in the next week or two, and Kellie agreed to accompany her.

Landscape

Alan and Shirin met with Toribio, Gerardo and Love's concerning their slope clearance bids.

They were very impressed with Toribio because of his knowledge and the fact that he is able to apply economy of scale to lower his price. He will put retardant down on the slope after the sumac is cut to prevent it from growing back for about a year.

Gerardo stated he doesn't do slope clearance for any of his other clients and is not interested in doing our slope clearance any longer. It will also save him the requirement to have Worker's Compensation insurance. He declined to include a guarantee that the County would approve his work.

Love's did not submit a proposal after talking with Alan and Shirin.

Shirin recommended we also use Toribio for everything including landscaping and tree trimming because of his extensive knowledge. He agreed to increase his tree trimming from up to 100' to 150'-200'. He would also trim branches so that none of the hang over the roofs. He will also do gardening for individual homeowners if they desire. He plans to be on site any time his crew is here. He also pointed out that the mulch that we have in several areas should be removed a little at a time because it is a fire hazard and be replaced with something else. He is also interested in fixing up our common area(s) including the island.

Roof Discussion and Possible Solutions

LeRon Inc. has presented a proposal for parapet repairs and one roof replacement:

- 1 LeRon will seal and repair parapets where necessary. Because the water seeps in through cracks very slowly and undetected, this type of leak is not visible to the homeowner until the damage is major.
- 2 LeRon will replace the living space roof of Unit 5409 including the installation of all new tiles. All of the current tiles on this unit will be removed/saved for use on other units where roof repairs are needed; i.e., where tarps are currently located.

It is expected that this project can be completed by August 15. LeRon's Roof Chart will be updated as work is completed. No work will commence until Bill K meets with James at LeRon to go over the details of the parapet project and is satisfied with the proposed process.

Ron Austin will oversee this project and will be paid \$50/week when work is in progress. Board members are invited to

review work as it is being done to assist Ron. It was suggested that a schedule be sent to the Board members so they are aware of which roofs are being worked on at any given time.

It was moved, seconded and passed to proceed with pursuing the details as described and, if satisfied, to present the final proposal to the Board for approval so work can commence.

It was also moved, seconded and passed to pay Ron Austin \$50/week for this project only when work is in progress.

Irrigation

Nothing to report. Toribio will be on top of any issues that may arise.

Treasurer's Report

Because of some unusual transfers this month, expenses exceeded income. Overall, the Association continues to maintain a positive cash flow.

Invoices:

- Legacy – Inv #2041 - \$323.20 – Unit 5318 - To be sent to homeowner
- Leron Inc. – Inv #2025-04102 – Installment #2 for 5391 Roof/Stucco Repairs
- Legacy – Inv #2035 - \$377.05 – Unit 5318 - To be sent to homeowner
- Leron Inc. – Inv #1043-5411 CH – B Koury/A Mayer discuss with James
- Beven and Brock – Inv #god530 08292025 - \$9.64 – Certified mail to Gerardo – Contract termination
- Legacy – Inv # 1032-1 - \$693.66 - B Koury/A Mayer discuss with James
- Lori Lacher – Inv #5/28/25 - \$162.50 – 5/27 meeting attendance – 6:30-9:00 pm
- Bill Koury – Inv #6/10/25 - \$3.53 – sprinkler parts

Arce Invoice #169 - \$645 – In April, Lori was directed to tell Mr. Arce that this work should be billed to the homeowner. No response received from Mr. Arce as of this date.

New Business

Board members received a copy of the Rules and Regulations for Starlight Heights Association which we can use as a template to develop a similar document for our Association. As long as we do not contradict anything in our CC&Rs, we are able to proceed with this. Some items in Starlight's document may not apply to us, and there will be some we will need to add that Starlight does not have. Alan is willing to put together the first draft which will then be sent to the other Board members for input. Once the Board has completed the document, it will go to the Homeowners for their review and comment. They have 28 days to submit their thoughts. We can accept or reject any suggestions that they may submit. They will then be approved at the next Board meeting.

Retention of Old VCHOA Voting Information

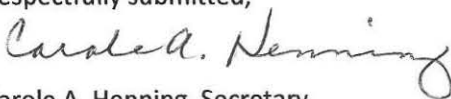
Voting records for the years 2008- 2017 are part of the association's historical documents. Since voting documents only need to be kept for three years, these items can be destroyed. It was moved, seconded and passed to destroy them.

The next **Board meeting** will be held on **Tuesday, July 23, at 6:30 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 8:05 pm.

Respectfully submitted,


Carole A. Henning, Secretary