VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
July 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 – on Zoom

Absent
Lori Lacher, Beven and Brock

Guests
Ron Austin

6:38 pm - Board Meeting Begins
All were reminded that the meeting was being recorded.

Guest Comments
Ron Austin stated that he is redoing the inside of his garage and, as part of that, will replace the roof also. The roof does not leak, but he is replacing it at his cost. He is using the HOA contractor for his roof, but has told the contractor to get extra men for his work so that the Association's work is not impacted.

Minutes
It was moved, seconded and passed to approve the June 24, 2025 regular minutes as presented.

Status of Insurance Claim
Ron reported that the adjuster is doing his best to maximize the claim. There will be no replacement of 35-year-old roofs because the policy does not allow for that. He expects that within the next week to ten days we should have a settlement offer and is hoping that it may be between $90-$100k.

He also expects that we will be non-renewed by the current carrier. Ron is pursuing the possibility of moving the HOA's insurance to a new firm specializing in homeowners' associations. When the time comes, Ron will make an official recommendation that the Board move to the new insurance company. Our current carrier has not been an advocate for us on our wind damage claim. The agent will send Ron a list of items that he needs, and Ron will ask Lori to gather those together for him.

Invoices:
- Susan Kong - $5,000 - Unit 5391 – Reimburse homeowner for deposit paid to LeRon on behalf of the Association for her roof work
- Toribio – Inv #308 - $2,640 – Repair several broken sprinklers, broken sprinkler lines under concrete driveway at 5331 plus other items (Bill K to supply list of these items from Toribio to be attached to invoice in PayScan)
- LeRon Inc. – Inv #2025-04103 - $2,500 – Installment 3 of 3 for 5391 roof section and stucco repair
- Lori Lacher – Inv #6/25/28 - $97.50 – 6/24 Zoom HOA meeting attendance – 6:30-8:00 pm
- LeRon Inc. – Inv #1043-5411-CH - $1,200 – Roof tarping (labor only) – 5405 – 5407 -5409 – 5391 – part of wind damage repairs

Cost-Cutting Ideas and Increased Services
The Board is looking for a list of items to develop a scope of work for a walk-through person. Kellie asked Board members to submit their suggestions as to what the scope should include. Board comments are due to Kellie by August 7 so that Kellie, Shirin and Carole can meet with David Brock on August 15.

One area of possible income for the Association is from film shoots. Bill K would like to get in on the ground floor when filming is going to happen so that the Association can benefit. After some discussion, it was moved, seconded and passed that a letter be sent to the La Canada Country Club to ask if they would be willing to notify us when a film shoot will happen.

Architectural
Unit 5367 corrected the paint color on either side of their garage door.
After discussing Unit 5375's side panels adjacent to their garage door, it was determined that the current look is satisfactory.

Landscape
Toribio will finish the slope clearance on Wednesday, July 23. He will then spray the sumac so that it will not grow back. He has received the initial payment for the slope clearance but has not submitted an invoice for the interim payment as yet. The final payment will be due when LA County approves the work.

He has been doing a lot of work on the irrigation system and has not had an opportunity yet to look at beautifying the common areas.

Kellie and Shirin will walk the area behind C. Adams/Dreyfuss/Bravos/Cafiero's units to try to determine what part of the slope there is each homeowner's responsibility and what part is the Association's.

Irrigation
Some brown spots have appeared in the grass in front of Unit 5308. It is not a sprinkler issue; it could be pine tree roots that are causing them.

Rules and Regulations
The Board reviewed pages 1, 2, 3, 4 and the top half or page 5 of the Rules and Regulations draft. Minor changes were made to those items. Because we were running out of time, it was decided that a special meeting would be called to review the rest of the sections. Kellie will set up a meeting for all who are interested in reviewing the remaining items. We hope to have a completely revised c copy ready to present at the August meeting.

Violation Letter
During the last film shoot, several cars parked inside the Villa Canada entry pillars. Kellie put notices on those cars stating that they were parked illegally and should move their vehicle to avoid a fine and/or towing. The cars were moved promptly. However, some unknown person took one of the notices and placed it on another car which happened to belong to a Club employee. Kellie was able to straighten out this situation.

The Club owns the street from Starlight Crest to the entry to Villa Canada. They have painted the curbs red on their section of the street and permit their employees to park in the red zones. There is concern that this permission sends the wrong message to other drivers because normally red curbs mean "no parking." Despite the message this sends, we want to maintain a good rapport with the Club and work together with them, not against them. After much discussion, it was decided that Bill K should seek an informal, friendly meeting with Randy Dreyfuss at the Club to discuss several things that Board members have raised; e.g., parking in red zones, filming and possibly other concerns.

Roof Repair Progress
Tabled until the August meeting.

Treasurer's Report

Ending Bank Balance as of July 2025 –

Operating Account	$ 52,717
Reserve Account	204,304
Insurance Claim balance	43,742
Grand Total	$300,763

Jay will present this data each month so that we are aware of our financial standing. Thank you to Lori for her assistance and excellent work on the financial report.

The invoice for the remaining balance of $26,000 for the parapet wall repairs will be forthcoming from LeRon Inc. in the near future.

New Business

Unit 5359 is asking for a tree that is close to their garage be removed because leaves pile up in the gutters and which could also be a fire hazard. Shirin will ask Toribio to look at the tree to determine its condition. If it is an association tree, it can be trimmed. However, if the Owner wants the tree removed, whether it is on his lot or in the Common Area, he will have to pay to have it removed.

Unit 5377 was behind in paying dues because her automatic payment was not set up correctly. Since she has been traveling internationally for the past few months, she was unaware that this was happening. The past due amount was paid today. The Homeowner is asking for the late fees to be waived. It was moved, seconded and passed that the $294 of late fees will be waived, but the Owner must pay the $30 administration fee that Beven and Brock charged the Association to send the two delinquent notice letters.

Fascia Boards

Tabled until the August meeting.

Prior Special Assessments

Tabled until the August meeting.

The next **Board meeting** will be held on **Tuesday, August 26, 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 9:09 pm.

Respectfully submitted,

Carole A. Henning

Carole A. Henning, Secretary