

**VILLA CAÑADA HOMEOWNERS ASSOCIATION**  
**REGULAR BOARD MINUTES**  
**September 23, 2025 6:30 pm**  
**In Person and On Zoom**  
**FINAL**

**Board Members Present**

Bill Koury  
Carole Henning  
Kellie Dreyfuss – on Zoom  
Bill Huston – on Zoom

**Absent**

Alan Mayer  
Jay Kim  
Shirin Nouh

**Beven and Brock**

Lori Lacher - on Zoom

**Guests**

Ron Austin – on Zoom

**6:31 pm - Board Meeting Begins**

**Guest Comments**

See Status of Insurance Claim and Roof Repair Progress

**Minutes**

It was moved, seconded and passed to approve the September 2, 2025 regular minutes (for August) as presented.

**Status of Insurance Claim**

James Schwartz submitted his final estimate for the remaining roof repairs caused by wind damage in the amount of \$98,475 to the adjuster on September 5. Ron had followed up with the adjuster on September 18 who sent it on to the claims' approver. Ron will check in with the adjuster on September 24 to see where things stand. It is unlikely that the carrier will approve anything over \$100,000. There was a large amount of depreciation taken because of the age of the roofs.

Ron anticipates the work to be completed by the end of September, or early October at the latest.

**Roof Repair Progress**

Ron Austin estimates that the roof work from the wind damage is 90% complete.

Per Bill Koury, we owe LeRon for the completion of his parapet walls, re-installing the tiles on the damaged roofs, and putting the tiles back on 5409. For this work, he has been paid \$50,000 plus \$13,000, and the remaining amount due is \$13,000. A large portion of the \$50,000 was used to purchase tiles.

Concerning 5409, per Bill Koury, Chris Baker is selling his house and is asking that all new tiles be utilized on his roof. If he wants to use the new tiles, he will need to pay for them, and that money would come back to us. If he doesn't want to pay for the new tiles, the old tiles will be put back on the roof.

LeRon Inc. has been paid \$123,000 from January through July. It appears he is still owed \$52,000 for the remainder of the work he is doing, \$27,000 of which he has billed already and \$25,000 yet to be invoiced.

Leron still needs to complete the underlayment for 5409. Tiles are ready to be installed, but we have not paid for the underlayment yet. Tiles were removed from 5409 to be used for repair on other units so that the tarps could be removed.

**Management Report**

**Amendment to current contract**

In discussions with Dave Brock, Beven and Brock agreed to remove the cost of the emergency after-hours response service because which we do not use it, and reduce the management fee by \$100/month. The change is anticipated to begin either October or November 1, 2025. Alan and Dave Brock are working out the final details for an addendum to the contract which will outline this change and explicitly state the amount of the new management fee and when it will begin.

**Two proposals from LeRon for 5469 and 5409 Roof Repairs**

There was some confusion concerning the proposal for 5409 because an invoice from LeRon was received today (9/23) for \$13,334.15 as partial payment for 5409. Ron will go over these proposals and the invoice with James on Thursday, 9/25.

**Architectural**

**5308** - Toribio will get the sprinklers working behind 5308 on the outside of the fence in the common area. The light that is not working is not on common area property. Ron will see that it is repaired since it is on his property.

**Landscaping**

Toribio has already determined which trees will need trimming in November and will supply a proposal in October for the work so that the Board can approve it.

**Irrigation**

A sprinkler issue on the north side of the Association's portion of the slope below the tennis courts has been resolved. The cost was \$250.

**Rules and Regulations**

Alan was not present for the meeting. This item is tabled until the October meeting.

**Treasurer's Report**

**Ending Bank Balance as of September 23 2025 –**

Operating Acct	\$ 75,956
Reserve Acct (w/CD)	205,134
Insurance Reserve Acct	<u>32,056</u>
<b>Grand Total</b>	<b><u>\$313,146</u></b>

**Kellie's Report**

The information she obtained concerning the camera has been passed on to Alan.

**Invoices Approved for Payment:**

- Toribio's Landscape – Inv #316 - \$4,780 – slope clearance work – final payment
- Lori Lacher – Inv #9/3/25 - \$113.75 – 9/2/25 Zoom meeting (August) attendance 6:30-8:15 pm
- Bill Koury – Inv #9/18/25 - \$259.93 – Reimbursement - irrigation specialist \$250 + copies of roof charts \$9.93
- Legacy Builders – Inv #2032 - \$625.00 – 5381: balance garage roofing & add'l. plywood material/labor invoices

LeRon invoice #2785-81 – 5409 partial payment – Tabled - Ron Austin to discuss with James on Thursday, 9/25.

**New Business**

**Street Seal/Repair**

Bill Huston is taking the lead on getting pricing/scope of work on resealing the street. The purpose of sealing the road and doing repairs is to extend the life of the road.

He will provide a detailed scope of work. Lori has provided the names of three vendors and will forward the scope of work to them. Kellie and Carole will meet with them to walk the street.

In addition, we will include adding a few new directional arrows on the asphalt for traffic flow.

We will ask the vendors to provide a separate price to repair/slurry seal the four units (5441-5451) at the top of the street the cost of which would be each homeowner's responsibility should we decide to go forward.

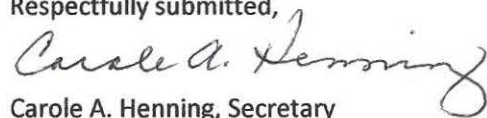
The next **Board meeting** will be held on **Tuesday, October 28, at 6:30 pm** in person at the Country Club and on Zoom.

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

**Next Board meetings – October 28, November 25**

**Moved, seconded, and passed to adjourn at 7:41 pm.**

Respectfully submitted,



Carole A. Henning, Secretary