

VILLA CAÑADA HOMEOWNERS ASSOCIATION
REGULAR BOARD MINUTES
March 24, 2026 - 6:30 pm
In Person and On Zoom
FINAL

Board Members Present

Kellie Dreyfuss
Shirin Nouh
Carole Henning
Christine Street
Sam Park – on Zoom
Bill Huston – on Zoom
Bill Koury – on Zoom

Beven and Brock

Lori Lacher - on Zoom

Guests

Alan Mayer – on Zoom
Ron Austin
James Schwartz, LeRon Inc.
Julianne Falasca, Homeowner

6:35 pm - Board Meeting Begins

Guest Comments

Julianne Falasca, Unit 5320

Julianne addressed ongoing leaks at her home (5320) since November 2025, leading to a detailed discussion about the cause which involved both new addition construction and potential issues with the previous roof work by Legends Roofing.

Minutes

It was moved, seconded and passed to approve the March 3, 2026 regular minutes (February meeting moved to March 3) as presented.

Roofing

James provided updates on windstorm-related roof repairs, reporting that 15 out of 16 homes were nearing completion, with only one home (5405) still pending due to city permit issues. The permits for Units 5314, 5417, 5329 and 5405 remain open.

Unit 5320

Lori will contact Legends Roofing, the contractor who did the roof work at this unit and ask them to fix the roof under warranty.

Unit 5329

The windstorm work on this unit passed final inspection. Because the original work done on this roof was greater than 50%, the City requires that the remaining part of the roof be replaced. LeRon extended the permit on this unit to cover the additional work. The cost of the additional work is \$12,600.

Unit 5375

Leaks were reported from stucco, windows, and roof. Under the CCR's, windows are the responsibility of the homeowner. James will send a report to the Board and an updated estimate to complete this work to Lori.

Unit 5441

A small area of the flat roof over the master bath needs to be repaired. James had already obtained a permit as part of the interior repair that he did for the owner. He has sent a proposal to Lori.

Unit 5361

David Lane, owner, hired LeRon to remove the skylight from his garage roof because it was leaking onto his car. Leaks also appeared on the sides of the garage, and the center of the garage roof has no waterproofing in the area where the skylight was removed.

Unit 5409

This unit passed final inspection, but the roof is leaking in a few places. Warranty work will start March 25 or so.

Unit 5407

Work on this roof begins March 25.

Insurance Update

As soon as the remaining roof work for the 16 storm-damaged units is completed (approximately April 7), Ron Austin and James Schwartz will gather the information needed to submit a secondary insurance claim for the additional work, most of which is required by the City and was not included in the primary claim.

Ron will contact our new insurance agent and invite him to the April 28 Board meeting.

Architectural

It was moved, seconded and passed to approve the architectural request to install fencing on Unit 5337's property. Some concerns were raised about potential dog barking issues at this unit.

Landscape

Toribio submitted a tree trimming proposal totaling \$17,580, which was significantly higher than expected given the substantial fall trimming. The board agreed to seek additional bids and discuss those proposals, including slope clearance, at next month's meeting.

The Board was given a map of the complex which shows the location of our three irrigation shutoff valves.

Treasurer's Report

As of February 28, 2026, Operational Funds were \$10,686.81.

As of February 28, 2026, Reserve Funds were \$208,282.31.

Invoices Approved for Payment:

- Lori Lacher - Inv# 03/04/26 - \$162.50 – 03/03 - Zoom HOA meeting attendance 6:30-9:00
- Bradley and Beams, Inc – Inv # March 8, 2026 – \$1,700.00 – 2025 U.S Income Tax Return for HOA's and E-file Authorization for Corporations

Management Report

It was moved, seconded, and passed to deny a reimbursement request from Unit 5391 for a plumbing evaluation expense of a HOA irrigation leak in the garage. It is the homeowner's responsibility to report issues through the proper maintenance request system before incurring personal costs.

The 2025 Annual Financial Review was uploaded to our page on Beven and Brock's website where anyone can access it.

The board determined they should visit and inspect an old telephone box in Unit 5391's driveway before approving its removal.

The Board also discussed two roofing proposals from James. A conference call was scheduled among Bill Huston, Alan, and James to review and clarify the details of a \$12,600 change order for unit 5329.

It was moved, seconded, and passed to approve the repair of Unit 5441's flat gravel roof at a cost of \$2,950.

Old Business

Code of Conduct

It was moved, seconded and passed to adopt the presented Code of Conduct for our Association's Board members' signatures.

Reserve Study

The board agreed to proceed with a Level 2 reserve study for \$1,099 to assess the financial needs for upcoming repairs, including irrigation system upgrades, stucco repairs, and remaining roof replacements. Bill Huston raised concerns about the growing list of repairs needed totaling approximately \$1 million. The board agreed to schedule a separate meeting to discuss funding strategies after receiving the reserve study results.

Rules and Regulations

The Board approved a draft of the Rules and Regulations. Lori will send a copy to the Homeowners for their input.

Pending Work & Repairs

Our Reserve Study will help us plan for these things.

New Business

Ron Austin recommended that the Board ensure that irrigation, watering schedules, sprinkler issues, etc. be handled only by our contracted landscaper and irrigation specialist, Jose Toribio. A majority of the board agreed with this recommendation.

The next Board meeting is scheduled for **Tuesday, April 28, at 6:30 pm** in person at the Country Club and on Zoom.

FIN

With no further general business to conduct, it was **moved, seconded, and passed to adjourn the meeting at 8:53 pm.**

Future Board meetings – May 26, June 23, July 28

Respectfully submitted,



Carole A. Henning, Secretary