Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING
July 12, 2017

Minutes

DRAFT

CALL TO ORDER AND ESTABLISH QUORUM
The meeting of the Board of Directors of Village Homes Property Owners Association July 12, 2017 on was called to order at 6:03 p.m.

BOARD MEMBERS PRESENT
A quorum was established with Board Members Angie Simpson, John Chavez, Laura Nary and Ramona Yoh.

OTHERS PRESENT
Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
James & Janet Wall- Landscape Committee
6 Homeowners

HOMEOWNER CONCERNS
An owner wanted to let the board know the minutes of the last meeting were not posted on the Village Homes website. Management advised the website is maintained by a volunteer, Jacob Rheuben and was sent the information. Going forward management will request access to the website so that management can also post items to the website when Jacob Rheuben is not available

COMMITTEE REPORTS
Greenbelt/ Landscape- Mortimer tree service submitted a proposal to remove 2 large pines and grind three large stumps at the corner of Evenstar & Hampshire. Traffic control and permits are also included in the proposal for $6,350.00. **Motion:** Angie Simpson made a motion to approve the proposal. Ramona Yoh seconded the motion and it passed with all in favor.

Architecture – No report

Pools – Laura reported that both systems are now working properly. The chemicals in the large and small pool are good.

Monument Signs – The committee has two meetings scheduled next week with companies to develop a concept for new monument signs.

Bathroom Remodel – The committee has been meeting with contractors to obtain bids for remodeling the old restrooms at the pool to match the new ones. They expect to have three bids to review at the next meeting.

Clubhouse and Violations -
Jerry will power wash the pool deck and sweep the tennis courts once a month.
LOT# 34302 will be invited to hearing for allowing a swim school to conduct business from their home. LOT# 42002 will be invited to a hearing for operating a business within the association.

APPROVAL OF MINUTES
Motion: A motion to approve the general meeting and executive session minutes of June 14, 2017 was made. The motion was seconded and passed all in favor.

FINANCIAL REPORT
The Financial Report for June 2017 was presented by management, showing total cash on hand of $262,559.28 as of June 30, 2017. The total in the pool fund was $10,622.45 **Motion:** A motion to approve the June 2017 financial report was made. The motion was seconded and passed unanimously.

Delinquencies
The delinquency report was reviewed. Management will continue to monitor in an effort to collect past due assessments.

MANAGEMENT REPORT
Tish Matthews reported that the association workers compensation insurance carrier has been changed to reduce the cost of the policy to $503. The authorization was signed by President Angie Simpson. Tree removal work by Mortimer Tree Service is scheduled for the next week and will require two days including street closures. The work was required by the City of Thousand Oaks Code Compliance Department. The Mutual of Omaha checking account will be closed as it is no longer needed. There was an inquiry about Pickle Ball striping being added to the tennis court. The board asked that inquiries be directed to the office to gauge interest.

OLD BUSINESS - none

NEW BUSINESS
Reserve Study Bid- The board advised management that they would like to get additional proposals.

Termite Bids- Motion: Laura Nary made a motion to approve the proposal from Zwagg Termite in the amount of $395.00 to treat the termites in the kitchen area. John Chavez seconded the motion and it passed with all in favor.

NEXT MEETING
The next board of directors meeting is scheduled for September 13th, 2017 at 6:00 p.m.

ADJOURNMENT
There being no further business, the meeting was adjourned to executive session at 7:58 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary