

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

DECEMBER 12, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of November 20, 2018 was called to order at 5:30p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary, Darius Rahbar and Kathleen Oates.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern – Architectural Committee
2 Homeowners

COMMITTEE REPORTS

Greenbelt/Landscape- Janet and James Wall reported that they recommend approving both of the tree bids in the board packet. Janet also wanted to remind the board that new trees need to be planted where the old ones have been removed.

Architectural - No report.

PoolsFinance Committee- No report.

Clubhouse & Violations- The light poles in the clubhouse parking lot need to be replaced. Spectrum had a fee of over \$10,000 to install new lines. A copy of the report was reviewed. John Chavez will contact lot# 1302 regarding her landscape plans and report back at the next meeting. John Chavez tried to contact lot# 42002 but did not receive a response.

HOMEOWNER COMMENTS –Teagan Clive wanted the minutes of the last meeting to be amended to include her comment. She requested that the board be open to public comment during the meeting to stimulate participation. Teagan would like the beautification committee to consider the dangers of the eucalyptus trees as they plan a new look for the Village Homes landscape. She provided research on the fire risks that come with all of the trees in our community. Her main concern is the eucalyptus trees and believes they should not be allowed to be planted in the association. Another owner was present with concerns on the street trees and asked if the POA would contact the city to have all of the ash trees trimmed in the POA. Management advised that the city does have a department the regularly looks at all of the street trees. The owners should contact them directly if they have an issue with their street tree.

APPROVAL OF MINUTES

November 20, 2018 Executive Meeting for Legal- MOTION: Michael McGillivary made a motion to approve the November 20, 2018 meeting minutes as presented. Darius Rahbar seconded the motion and it passed all in favor.

November 20, 2018 General Meeting MOTION: Darius Rahbar made a motion to approve the November 20, 2018 meeting minutes as amended. Kathleen Oates seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for October 2018 was presented by Michael McGillivary, showing total cash on hand of \$320,853.82 as of November 30, 2018. **MOTION:** A motion to approve the October 2018 financial report was made. The motion was seconded and passed unanimously. **Delinquency Report** – A copy of the log was reviewed. **MOTION:** John Chavez made a motion to approve filing a lien on lot #3101. Darius Rahbar seconded the motion and it passed all in favor.

MANAGEMENT REPORT

The parking lot will be sealed on November 26, 2018. The board asked management to ask GPM to give the stirs a fresh coat of white paint. Tish Matthew advised the board that if they would like to cancel the contract with Protect One, two months prior notice is required. **MOTION:** John Chavez made a motion to cancel the Protect One contract. Darius Rahbar seconded the motion and it passed all in favor.

OLD BUSINESS

2019 Budget- **MOTION:** **MOTION:** John Chavez made a motion to stop the excess payments to the pool loan. Laurence Stern seconded the motion and it passed all in favor. **MOTION:** Michael McGillivary made a motion that the extra funding into the reserve fund. John Chavez seconded the motion and it passed all in favor. Michael McGillivary made a motion to approve the 2019 budget as amended with no increase. Laurence Stern seconded the motion and it passed all in favor.

Mortimer Tree Bid- Mortimer Tree Service submitted a bid to trim and remove trees in the amount of 5,200. **MOTION:** John Chavez made a motion to approve the bid submitted by Mortimer Tree Service. Darius seconded the motion and it passed all in favor.

Brightview Tree bid- Brightview submitted a bid to remove a large and grind the trunk of a large ash tree on Hartglen in the amount of \$5,195.00. **MOTION:** Michael McGillivary made a motion to approve the bid. Darius Rahbar seconded the motion and it passed with John Chavez abstaining.

Termite Reports- **MOTION:** Darius Rahbar made a motion to approve the bid submitted from Ventura Pest Control in the amount of \$358.00 to spot treat the areas that have live termites. Kathleen Oates seconded the motion and it passed all in favor.

NEW BUSINESS

Request for Reimbursement from lot 39202-

Between meetings, due to an emergency, the board unanimously approved Brightview Bid# 6615196 to install a 2" Pressure Regulator in the amount of \$1,748.00.

CORRESPONDENCE

A letter was received from lot# regarding the trees in the association. She feels that the many of the trees are overgrown and are a fire hazard. She believes the board and owners should consider replacing eucalyptus trees, king palms and twisted junipers with something else. She also would like the landscapers to remove dead branches and debris in the areas behind Rimcrest Drive.

NEXT MEETING

The next board of directors meeting is scheduled for January 9, 2019 5:00 p.m. for executive session and 5:30 p.m. for the regular meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary