

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

June 13, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of June 13, 2018 on was called to order at 6:00 p.m.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern – Architectural Committee
James & Janet Wall- Landscape Committee

COMMITTEE REPORTS

Greenbelt/Landscape- The board amended the agenda to include the bid submitted from Brightview proposal #6658026 -John Chavez made a motion to approve the bid to update the landscape in front of all 4 monuments signs in the amount \$2,874.53 Ramona Yoh seconded the motion and it passed all in favor.

Architectural- Construction on lot#15301 has started improvements without approval. The board would like a stop work notice sent.

Pools- The pool deck report was received and provided to the board. Laurence Stern has requested that we ask for the core samples that were used for the report.

Finance Committee- The finance committee will be meeting to outline things that will need to be maintained or repaired in the next year.

Clubhouse & Violations- Management reported that the new trash cans and umbrellas were delivered and are out on the pool deck. Volunteers are still needed for the violation committee.

APPROVAL OF MINUTES

May 9, 2018 - MOTION: John Chavez made a motion to approve the May 9, 2018 meeting minutes as presented. Laurence Stern seconded the motion and it passed all in favor.

May 9, 2018 Executive Meeting for Hearings & Legal- MOTION: Ramona Yoh made a motion to approve the May 9, 2018 meeting minutes. Laurence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for May 2018 was presented by Michael McGillivary, showing total cash on hand of \$315,552.93 as of May 31, 2018. **Motion:** A motion to approve the May 2018 financial report was made. The motion was seconded and passed unanimously.

Delinquency Report – A copy of the log was reviewed.

MANAGEMENT REPORT

OLD BUSINESS

NEW BUSINESS

Mortimer Tree Bids

Laurence Stern made a motion to approve the proposal submitted by Mortimer tree service in the amount of \$4,950.00 to trim and deadwood Oak near 792 Triunfo, Rosebay- trim one ash tree and one coastal live oak, Sandpiper- trim one silk oak, Waterby- trim one willow tree, cut down 2 dead trees and remove large hanging branch in a eucalyptus, and one Liquidambar tree at the clubhouse. Darius Rahbar seconded the motion and it passed all in favor.

CORRESPONDENCE

An email from lot# 22101 was reviewed. The owners are not clear if the property in front of their home belongs to them and would like to landscape it. Sherry Stern from the architectural committee volunteered to look into this issue and follow up with the owner.

HOMEOWNER COMMENTS

Alan Davie requested an update on the monuments signs. The board advised that due to the situation with the pool deck new monuments have been put on hold. However the board did approve having the monuments painted and new landscape will be installed in the next couple of weeks.

NEXT MEETING

The next board of directors meeting is scheduled for July 11, 2018 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary