

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

July 11, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of July 11, 2018 was called to order at 6:20 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

John Chavez

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern – Architectural Committee
Janet Wall- Landscape Committee
Dan Cherrie- Monument Committee
5 Homeowners

COMMITTEE REPORTS

Greenbelt/Landscape- Janet Wall reported that new sprinklers and a lateral line were needed on Lindengrove for the ivy and also a new valve at the Evenstar & Hampshire monument location as there was not enough water pressure to keep the new landscape alive. Items were under the landscapes monthly budget for approval. The board approved as well. Janet suggested that the board contact a leak detection company to locate the leak on the Evenstar island.

Architectural- no report.

Pools- The board would like the pool rules to be included in the next agenda for review.

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- Volunteers are still needed for the violation committee. A copy of the report was reviewed. The gates at the pool were not closing properly. Wayne's Wrought Iron was contacted for repair.

APPROVAL OF MINUTES

June 13, 2018 - MOTION: Ramona Yoh made a motion to approve the June 13, 2018 meeting minutes as presented. Darius Rahbar seconded the motion and it passed all in favor.

June 13, 2018 Executive Meeting for Hearings & Legal- MOTION: Ramona Yoh made a motion to approve the June 13, 2018 meeting minutes. Darius Rahbar seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for June 2018 was presented by Michael McGillivary, showing total cash on hand of \$296,033.91 as of June 30, 2018. **Motion:** A motion to approve the June 2018 financial report was made. The motion was seconded and passed unanimously.

Delinquency Report – A copy of the log was reviewed. A request from lot #33802 for a payment plan to bring the account current was presented. **MOTION:** Darius Rahbar made a motion to approve the payment plan requested. Ramona Yoh seconded the motion and it passed all in favor. Request from lot #40202 to hold off on placing a lien on the property until the end of August at which time the account will be paid in full. **MOTION:** Ramona Yoh made a motion to allow until 9/15/18 for the account to be brought current. If not the lien process will continue. Darius Rahbar seconded the motion and it passed all in favor.

MANAGEMENT REPORT

OLD BUSINESS

NEW BUSINESS

Mortimer Tree Bid –Approved a removal via email June 26 due to hazard. All board members approved the emergency removal.

Termite Report

The board would like management to contact Ventura Pest Control for more information as to where the termites are located.

CORRESPONDENCE

None.

HOMEOWNER COMMENTS

An owner was happy with the board and management's hard work on collecting on delinquent accounts.

NEXT MEETING

The next board of directors meeting is scheduled for August 9, 2018 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary