

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

May 8, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of May 8, 2019 was called to order at 5:30p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary, Kathleen Oates and Janet Wall (arrived late).

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company

HOMEOWNER COMMENTS

None.

COMMITTEE REPORTS

Greenbelt/Landscape- Janet Wall reported that Brightview has planted the four replacements trees for the trees that were removed last year in the common areas. She also reported that due to health reasons Dave Mortimer is no longer in business. She met with Jerry Monahan from Treescapes to go over the approved tree work that was not completed and pending homeowner requests. Bids will be submitted for the next meeting.

Architectural – No report.

Pools – The pool heater is working for now but there are still unresolved problems. Raypak will be meeting with AAA Pool service soon.

Finance Committee- Mike reported that the parking lot lights and the pool heater need to be included in the reserve study. Tish Matthews will send a copy to Mike as soon as it is received.

Clubhouse & Violations- A copy of the report was reviewed.

APPROVAL OF MINUTES

April 10, 2019 General Meeting MOTION: John Chavez made a motion to approve the April 10, 2019 meeting minutes as presented. Mike McGillivary seconded the motion and it passed all in favor.

April 10, 2019 Executive Session for legal- MOTION: John Chavez made a motion to approve the April 10, 2019 executive meeting minutes. Kathleen Oates seconded the motion, Janet Wall abstained and it passed.

FINANCIAL REPORT

The financial report for April 2019 was presented by Michael McGillivary, showing total cash on hand of \$418,006.18 as of April 31, 2019 **MOTION:** A motion to approve the April 2019 financial report was made. The motion was seconded and passed unanimously.

Delinquency Report – A copy of the log was reviewed. **MOTION:** Kathleen Oates made a motion to place a lien on lot 40202. Mike McGillivary seconded the motion and it passed all in favor.

MANAGEMENT REPORT

No report.

OLD BUSINESS

Parking Lot Lights- Work to begin this week.

Termites- The bids to patch and paint will be provided at the next meeting.

Reserve Study- Waiting for report to come back from Reserve Study Company.

Brush Clearance Bids- The brush clearance work has started.

NEW BUSINESS

Pacific Bid for parking Lot Lights- The board would like Tish Matthews to negotiate with the vendor to lower the installation to \$100.00 per light pole. They would also like to only have one of the new light fixtures installed so that can be sure the light will provide enough light.

Pool Heater Bid-AAA Pools submitted a bid to replace the pool heater in the amount of \$5,683.44. No action was taken at this time. The board would like to meet with AAA Pools and Raypak if possible. They would also AAA to provide any reports they receive from Raypak.

CORRESPONDENCE

An email from lot#3101 regarding the Malibu Water Babies proposal was provided. No action needed. It was responded to by management.

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for June 12, 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 7:20p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary