

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

June 12, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of June 12, 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

BOARD MEMBERS NOT PRESENT

Janet Wall

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company

Valarie Alejo, Recording Secretary, The Emmons Company

Sherry Stern, Architectural committee

2 Homeowners

HOMEOWNER COMMENTS

Owners were new to the community and wanted to listen to the board meeting.

COMMITTEE REPORTS

Greenbelt/Landscape- The RFP for the new landscape project is complete and ready to go out to bid. They need someone to take the lead and report back to the board. Laurence Stern will check with Darius Rahbar to see if he is able to help with the project.

Architectural – No report.

Pools –Raypak finally approved the replacement of the pool heater under warranty. Pool service soon.

Finance Committee- Mike reported he has been working with the auditor on the audit. Mike also wanted management to advise if the CD that came due was rolled over into a new CD.

Clubhouse & Violations- A copy of the report was reviewed. The picnic tables are back from being powdered coated and look great!

APPROVAL OF MINUTES

May 8, 2019 General Meeting MOTION: John Chavez made a motion to approve the May 8, 2019 meeting minutes as presented. Laurence Stern seconded the motion and it passed all in favor.

May 8, 2019 Executive Session for legal- MOTION: John Chavez made a motion to approve the May 8, 2019 executive meeting minutes. Laurence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for April 2019 was presented by Michael McGillivary, showing total cash on hand of \$383,032.49 as of May 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.

MANAGEMENT REPORT

No report.

OLD BUSINESS

Parking Lot Lights- Work to begin this week.

Termites-The bids to patch and paint will be sent via email for the board to review again.

Reserve Study- Waiting for report to come back from reserve study company.

Brush Clearance Bids- The fire department requirements have been met.

Revised Cooksey Contract- John Chavez made a motion to approve the Cooksey Lifeguard contract. Kathleen Oates seconded the motion and it passed all in favor.

NEW BUSINESS

Volunteers for violation committee-The owners that volunteered were not present at the meeting.

Pacific Construction Change Order for parking Lot Lights-The new light fixture that was chosen should be installed by next week.

TreeScapes Bid Tennis Court Slopes- Treescapes submitted a bid in the amount of \$5,994.00 for work behind the tennis courts. Mike McGillivray made a motion to approve the bid. John Chavez seconded the motion and it passed all in favor.

TreeScapes Bid Misc trees in the community- Tabled

CORRESPONDENCE

None.

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for July 10, 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 7:18p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary