

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

July 10, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of July 10, 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.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern, Architectural committee
6 Homeowners

HOMEOWNER COMMENTS

Craig Chretien and Hans Forsch were present to volunteer to be on the compliance committee. **MOTION:** John Chavez made a motion to approve the new volunteers for the compliance committee. Kathleen Oates seconded the motion and it passed all in favor. Two owners were new to the community and wanted to listen to the board meeting. He also expressed his interest in having a more active way to communicate with the board and would like to see a more user-friendly website. The board advised him as of now the most effective way to communicate with the board is to contact Val Alejo at the clubhouse or submit an online request on the Village Homes website.

COMMITTEE REPORTS

Greenbelt/Landscape- Darius Rahbar has agreed to be co-chair on the beautification committee and will hold meetings at his home. Tish Matthews will send the RFP for the new landscape project to five companies. Once the proposals are received the committee will review and give a recommendation to the board.

Architectural – No report.

Pools – The lifeguard's hours of 12-7 seem to be working well. The board wanted to know if the lifeguards announce when they leave for a break. An owner in the audience confirmed that is their procedure are good about doing that.

Finance Committee- Mike McGillivary reported he will be working on a summary for the next six months for operating and reserves.

Clubhouse & Violations- A copy of the report was reviewed. The new committee will meet next week with Val to go over violations.

APPROVAL OF MINUTES

June 12, 2019 General Meeting MOTION: John Chavez made a motion to approve the June 12, 2019 meeting minutes as presented. Kathleen Oates seconded the motion and it passed with Janet Wall abstaining.

June 12, 2019 Executive Session for legal- MOTION: John Chavez made a motion to approve the June 12, 2019 executive meeting minutes. Kathleen Oates seconded the motion and it passed with Janet Wall abstaining.

FINANCIAL REPORT

The financial report for June 2019 was presented by Michael McGillivary, showing total cash on hand of \$386,159.11 as of June 30, 2019 **MOTION:** Michael McGillivary made a motion to approve the June 2019 financial report was made. The motion was seconded by Kathleen Oates and passed unanimously.

Delinquency Report – A copy of the log was reviewed. **MOTION:** Lawrence Stern made a motion to proceed with a lien for lot#40202.

MANAGEMENT REPORT

Tish Matthews reported the new water heater was installed and is up and running. Raypak provided us with a brand-new heater under warranty. AAA Pools installed it on July 3, 2019. The board requested bids for ventilation in the pool equipment room themostatically controlled.

OLD BUSINESS

Parking Lot Lights- Waiting on new fixtures to arrive.

Reserve Study- Not received yet.

Brush Clearance Bids- The board would like Tish Matthews to get a date for when the next round of brush clearance will be taken care of.

Clubhouse Painting- Tish will email the board with the paint bids that were provided last year.

NEW BUSINESS

TreeScapes Bid Misc. trees in the community- MOTION: John Chavez made a motion to approve the proposal from treescapes in the amount of \$13,615. Laurence Stern seconded the motion and it passed all in favor.

Awning Remove and Replace bids- Two bids have been received. Val Alejo will forward the third bid via email to the board for review.

CORRESPONDENCE

Lot# 976 sent in a letter requesting a payment plan for past due assessments. **MOTION:** John Chavez made a motion to approve the request. Janet Wall seconded the motion and it passed all in favor.

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for August 14, 2019 5:30 p.m. for executive session and 6:00 p.m. for the regular meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:13p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary