

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

April 01, 2020

Minutes

CALL TO ORDER AND ESTABLISH QUORUM The meeting of the Board of Directors of Village Homes Property Owners Association of April 01, 2020 was called to order via teleconference at 5:30p.m.

BOARD MEMBERS PRESENT A quorum was established with Board Members Laurence Stern, Michael McGillivary and Janet Wall.

OTHERS PRESENT Donna Yofan, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company

APPROVAL OF MINUTES

March 4, 2020 Executive Meeting for legal- MOTION: Janet Wall made a motion to approve the March 4, 2020 executive meeting minutes as amended. Michael McGillivary seconded the motion and it passed all in favor.

March 4, 2020 General Meeting MOTION: Michael McGillivary made a motion to approve the March 4, 2020 meeting minutes as presented. Janet Wall seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – No owners present.

COMMITTEE REPORTS

Greenbelt- Michael MGillivary reported the annual tree maintenance budget has been depleted with a lot of work still to be done.

Landscape-MOTION: Laurence Stern made a motion to appoint Bill Murphy to be a member of the Landscape committee to oversee the Evenstar island project. Mike McGillivary seconded the motion and it passed all in favor.

Violation- A copy of the report was reviewed. The board would like the committee to continue monitoring homes that are not in compliance.

Architectural- Michael McGillivary suggested using the following speaking points with any homeowner who had an inquiry regarding Accessory Dwelling Units, “With the passage of Senate Bill 323, the ability to build an ADU or ‘Granny Flat’ on your single family home property has been greatly expanded. While the law does limit some of the restrictions City’s and HOA’s can impose, overall new construction application rules still apply. Village Homes still requires an Architectural Application, prepared in accordance with the Architecture

Guidelines regarding required documentation. Village Homes has 30 days to respond. A full and complete application will help us provide a timely response. If you do not have the guidelines, they are available on our website. Any project must comply with all city and state requirements.” Laurence Stern and Janet Wall agreed to the verbiage.

Pools – The pool heat will not be turned on at this time as the pool is closed. The board would like the access key cards to be deactivated and signs posted at the doors.

Finance - No report

Clubhouse- The board would like management to contact Ventura Pest Control for a new termite report and inquire about a service contract.

FINANCIAL REPORT The financial report for February 2020 was presented by Michael McGillivary, showing total cash on hand of \$492,974.62 as of February 29, 2020. **MOTION:** Michael McGillivary made a motion to approve the February financials. The motion was seconded by Laurence Stern and passed unanimously.

Delinquency Report – A copy of the log was reviewed. Laurence Stern made a motion to send intent to liens to lot#42202 and 41002. Janet Wall seconded the motion and it passed all in favor.

MANAGEMENT REPORT - Donna Yofan presented the report to the Board.

OLD BUSINESS

Evenstar Island/Monument sign – The board would like Donna Yofan to contact Refined Development to ask that they revise the size of the monument and provide a simple rendering/drawing.

Sorrelwood Fence/ Waterby fence – **MOTION:** Janet Wall made a motion approve installing a fence along Sorrelwood between 840 and 829 Sorrelwood not to exceed \$3,000.00. Laurence Stern seconded the motion and it passed all in favor.

BrightView Proposals – No action taken

Treescaping Proposals- **MOTION:** Janet Wall made a motion to ratify the approval of proposal#101363 to trim 77 trees in the community. Laurence Stern seconded the motion and it passed all in favor.

Brush Clearance Proposal- Mike McGillivary would like for management to request a map of the area that will be cleared from Bert Duzy.

Camera System Proposals – Tabled for more information.

Lifeguard Proposal- Tabled

Pool Deck Proposal-Board asked Designs in Concrete to provide additional information and attend next meeting.

Pool Maintenance Proposal- No action taken.

Election Status – The Board reviewed and revised the voting instructions for the upcoming election. The board agreed to provide Amazon gift cards as incentive for those who vote. A drawing will be held at the election for 1-\$100, 1-\$50 and 1-\$25 gift card.

Rules Revision-Management will provide an updated document to the Board within 2 weeks for review.

NEW BUSINESS

Painting Turnstiles – The Board asked for an estimate to paint the turnstiles throughout the community.

CORRESPONDENCE - None

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for May 06, 2020; 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 8:03 p.m.

Respectfully submitted,

Valarie Alejo, Recording Secretary