

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

June 03, 2020

Minutes

CALL TO ORDER AND ESTABLISH QUORUM The meeting of the Board of Directors of Village Homes Property Owners Association of June 03, 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
5 homeowners

APPROVAL OF MINUTES

May 6, 2020 Executive Meeting for legal- MOTION: Michael McGillivary made a motion to approve the May 6, 2020 executive meeting minutes as presented. Janet Wall seconded the motion and it passed all in favor.

May 6, 2020 General Meeting MOTION: Janet Wall made a motion to approve the May 6, 2020 meeting minutes as amended. Michael McGillivary seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – The owner of lot#3001 wanted to thank the board and wish them good luck in the upcoming election. She also wanted to remind the board about the dead tree on the Evenstar Island.

COMITTEE REPORTS

Greenbelt-Addressed under New Business.

Landscape- Addressed under old business.

Violation- A copy of the report was reviewed. The board requested a hearing notice be sent to lot #22201.

Architectural- The owner of lot #34402 received a stop work notice. She advised she is not living in the home due to a major slab leak. The home had to be gutted for repairs. Owner will keep construction debris cleaned up regularly.

Pools – The pool will remain closed.

Finance – Mike McGillivary provided a reserve study status report for the board to review.

Clubhouse- The damaged wood has been replaced. Bluewater Painting will return to finish painting the clubhouse next week.

FINANCIAL REPORT The financial report for April 2020 was presented by Michael McGillivary, showing total cash on hand of \$511,765.67 as of April 30, 2020. **MOTION:** Michael McGillivary made a motion to approve the April financials. The motion was seconded by Laurence Stern and passed unanimously.

Delinquency Report – A copy of the log was reviewed. **MOTION** Laurence Stern made a motion to place a lien on lot #42202 if a payment is not made within 30 days from the intent. Michael McGillivary 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/Tree replacement – **MOTION:** Mike McGillivary made a motion to accept the bid for the monument and lettering as presented with the following modifications: Both words must be on the same line. The V and the H should be one inch taller than the other letters; they can be between 8 to 9” tall. The face of the sign can be expanded up to 10 inches in width to accomplish the letters on one line, as well the pillars can be reduced by no more than 2 inches each to accomplish this. Any combination of these two is approved. Laurence Stern seconded the motion and it passed all in favor.

MOTION: Laurence Stern made a motion to approve Brightview to remove the old dead tree and plant a new one subject to meeting with the landscape designer. Michael McGillivary seconded the motion. It passed with Janet Wall abstaining.

Camera System Proposal – The Board would like management to contact the vendor to set up a meeting as soon as possible.

Pool Deck Proposal- MOTION: Mike McGillivary made a motion to approve the Designs in Concrete proposal for stripping and resealing the pool deck if they can begin the work by June 17th. Laurence Stern seconded the motion and it passed unanimously.

Election Status – The board would like management to send out a postcard to remind the membership about the election and the prizes that will be raffled for returning your ballot.

Rules Revisions- MOTION: Janet Wall made a motion to adopt the proposed greenbelt rule as a final rule. Laurence Stern seconded the motion and it passed all in favor.

Tree Replacement Proposal- Treescapes submitted a proposal in the amount of \$4,635 to remove two pines and trim seven ironbark trees. Mike McGillivary made a motion to approve to approve the bid from Treescapes in the amount of \$4,635. Written notice to be given to the owner. If there are no objections by June 10, 2020 the tree work can be completed. Laurence Stern seconded the motion and it passed all in favor.

Treescapes submitted a proposal in the amount of \$4,920 to trim seven trees in the common area near lot#14102. **MOTION:** Laurence Stern made a motion to approve the proposal in the amount of \$4,920 pending

final inspection of the trees by Mike McGillivary and Janet Wall. Mike second the motion and it passed all in favor.

NEW BUSINESS

Ratify Rafter Beam Repair Proposals- MOTION: Laurence Stern made a motion to ratify the approval Lampert Construction's bid for addition wood damage in the amount of \$3,650. Janet Wall seconded the motion and it passed all in favor.

Ratify AAA Proposal- Filter Replacement- MOTION: Laurence Stern made a motion to ratify the approval of the AAA pool bid to install a new filter in the amount of \$1,908.10. Michael McGillivary seconded the motion and it passed all in favor.

Brush Clearance Proposal – Tabled. The Brightview bid was not received in time to review for the meeting.

STATUS OF POOL AND TENNIS COURT OPENING

The Association's insurance excludes virus coverage so litigation costs and any awards against the Association would be borne by the homeowners.

CORRESPONDENCE – None.

BOARD COMMENTS – None.

NEXT MEETING

The next board of directors meeting is scheduled for July 01, 2020; 5:00 p.m. for executive session and 5:30 p.m. for the regular meeting. The annual meeting will immediately follow the general meeting at 7:00 p.m.

ADJOURNMENT There being no further business, the meeting was adjourned at 7:15 p.m. to reconvene the executive session.

Respectfully submitted,

Valarie Alejo, Recording Secretary