

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

October 10, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of October 10, 2018 was called to order at 6:00p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary, Darius Rahbar and Kathleen Oates.

OTHERS PRESENT

Michele Brooks, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
James and Janet Wall- Landscape Committee
Sherry Stern – Architectural Committee

COMMITTEE REPORTS

Greenbelt/Landscape-

Architectural - No report.

Pools- John Chavez would like the winter pool hours sign to be posted once the heat is turned off for the season.

Finance Committee- No report.

Clubhouse & Violations- A copy of the report was reviewed. Management will look into changing phone companies. Spectrum will be coming out next week to make sure things can be installed without any problems. Joseph Reuven was present to volunteer to be on the violation committee. The board unanimously approved.

APPROVAL OF MINUTES

September 12, 2018 Executive Meeting for Legal & Hearings- MOTION: Laurence Stern made a motion to approve the September 12, 2018 meeting minutes as presented. Darius Rahbar seconded the motion and it passed all in favor.

September 12, 2018 MOTION: Michael McGillivary made a motion to approve the September 12, 2018 meeting minutes. Lawrence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for September 2018 was presented by Michael McGillivary, showing total cash on hand of \$279,729.86 as of September 30, 2018. **MOTION:** A motion to approve the September 2018 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

Termite Reports- Tabled.

Website Photo- Janet Wall has offered to take new photos for the website. Val Alejo will follow up with her.

NEW BUSINESS

2019 Budget- A draft copy of the budget was provided to the board for review and approval at the next meeting.

Brightview Bids- Bid# 6615196 to install a 2" Pressure Regulator in the amount of \$1,748.00. - **MOTION:** John Chavez made a motion to approve the bid submitted. Mike McGillivary seconded the motion and it passed all in favor.

Bid# 675977 was submitted to install mulch around the clubhouse and pool area- no action was taken.

CORRESPONDENCE

Lot# 18801 sent in a letter requesting the board look into having some of the walls in the common areas repaired and painted. Kathleen Oats has volunteered to follow up and report at the next board meeting. The owner also had a concern about making sure renters are provided with the POA rules booklet. A reminder to owner will go out in the next newsletter.

HOMEOWNER COMMENTS

Teagan Clive requested that the board be open to public comment during the meeting to stimulate participation.

BOARD COMMENTS

Darius Rahbar would like to form a beautification committee to create an RFP landscape plan that can be provided to landscape design firms for bid. **MOTION:** John Chavez approved the request form a committee for landscape beautification. Kathleen Oats seconded the motion and it passed all in favor. Laurence Stern, Darius Rahbar, Janet Wall, Mike McGillivary and John Chavez were appointed to be on the committee.

NEXT MEETING

The next board of directors meeting is scheduled for November 14, 2018 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Valarie Alejo, Recording Secretary