

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

November 20, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of November 20, 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

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
James and Janet Wall- Landscape Committee
Sherry Stern – Architectural Committee
Hugh Warren- Architectural Committee
12 Homeowners

COMMITTEE REPORTS

Greenbelt/Landscape- Janet and James Wall reported that they recommend approving both of the tree bids in the board packet. Janet also wanted to remind the board that new trees need to be planted where the old ones have been removed.

Architectural - No report.

Pools- Due to the recent fires AAA pool service had to add a day to get the pool clean from all of the ash. The board would like management to contact Pacific Construction to get their opinion on sealing the pool deck again.

Finance Committee- MOTION: Darius Rahbar made a motion to use \$188,732 as the starting point for reserves. Laurence Stern seconded the motion and it passed all in favor.

Clubhouse & Violations- A copy of the report was reviewed. John Chavez will contact lot# 1302 regarding her landscape plans and report back at the next meeting. John Chavez tried to contact lot# 42002 but did not receive a response.

HOMEOWNER COMMENTS – The board unanimously agreed to move the homeowner comments to the beginning of the meeting. Teagan Clive wanted the minutes of the last meeting to be amended to include her comment. She requested that the board be open to public comment during the meeting to stimulate participation. Teagan would like the beautification committee to consider the dangers of the eucalyptus trees as they plan a new look for the Village Homes landscape. She provided research on the fire risks that come with all of the trees in our community. Her main concern is the eucalyptus trees and believes they should not be allowed to be planted in the association. Roger Myers had some concerns on how the association's money is spent. He wants to be sure if money is being spent that it comes out of the right category. He was also not happy with the previous years reserve studies. He did not feel that it was an accurate accounting of our components. He also wanted to report a wooden fence on Triunfo. Management asked him to provide the address or follow up. Michael McGillivary advised him that the board chose a new company for the reserve study and had an extensive onsite report completed. Barbara Kimmel was present to express her concern on spending association money to update the monument signs. She was also not happy that the previous board accepted a settlement

from the person that knocked the monument sign over with her car a few years ago. Barbara also wanted to know why the water was turned off on the Evenstar median. The board advised her that the water was not turned off on the median. There was a break in the mainline and at the time not enough money in the budget for repairs at that time. In September they were able to get the water working again. Hans Forsch was present to bring to the board's attention the safety issues the trees are causing. He does not like the association's way of leaving dead or broken trees as they are in the native areas. He would like the board to consider removing all of the eucalyptus from the association. With the recent fires this is a huge concern for him. He also was requested that the entrance to the open space behind home be maintained. Janet Wall from the landscape committee advised that she had just talked to Brightview about cleaning up that area and maintaining it regularly. Ford Kimmel was present with photos of several violations in the association. Management asked him to provide the addresses of the home so that they can follow up on the complaints. He has some concerns about areas in the association that have been closed off by owners. The landscape committee will look into this and report back. Stanley Berkowitz thanked the board for taking homeowner comments at the beginning of the meeting and asked who he would contact about the curbs and streets. Management advised him to contact the public works department at the city.

APPROVAL OF MINUTES

October 10, 2018 Executive Meeting for Legal- MOTION: Michael McGillivary made a motion to approve the October 10, 2018 meeting minutes as presented. John Chavez seconded the motion and it passed all in favor.

October 10, 2018 MOTION: Michael McGillivary made a motion to approve the October 10, 2018 meeting minutes as amended. Lawrence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for October 2018 was presented by Michael McGillivary, showing total cash on hand of \$337,148.92 as of October 31, 2018. **MOTION:** A motion to approve the October 2018 financial report was made. The motion was seconded and passed unanimously. **Delinquency Report** – A copy of the log was reviewed. **MOTION:** John Chavez made a motion to approve filing a lien on lot #3101. Darius Rahbar seconded the motion and it passed all in favor.

MANAGEMENT REPORT

The parking lot will be sealed on November 26, 2018. The board asked management to ask GPM to give the stairs a fresh coat of white paint. Tish Matthew advised the board that if they would like to cancel the contract with Protect One, two months prior notice is required. **MOTION:** John Chavez made a motion to cancel the Protect One contract. Darius Rahbar seconded the motion and it passed all in favor.

OLD BUSINESS

2019 Budget- MOTION: MOTION: John Chavez made a motion to stop the excess payments to the pool loan. Laurence Stern seconded the motion and it passed all in favor. **MOTION:** Michael McGillivary made a motion that the extra funding into the reserve fund. John Chavez seconded the motion and it passed all in favor. Michael McGillivary made a motion to approve the 2019 budget as amended with no increase. Laurence Stern seconded the motion and it passed all in favor.

Mortimer Tree Bid- Mortimer Tree Service submitted a bid to trim and remove trees in the amount of 5,200. **MOTON:** John Chavez made a motion to approve the bid submitted by Mortimer Tree Service. Darius seconded the motion and it passed all in favor.

Brightview Tree bid- Brightview submitted a bid to remove a large and grind the trunk of a large ash tree on Hartglen in the amount of \$5,195.00. **MOTION:** Michael McGillivary made a motion to approve the bid. Darius Rahbar seconded the motion and it passed with John Chavez abstaining.

Termite Reports- MOTION: Darius Rahbar made a motion to approve the bid submitted from Ventura Pest Control in the amount of \$358.00 to spot treat the areas that have live termites. Kathleen Oates seconded the motion and it passed all in favor.

NEW BUSINESS

Between meetings, due to an emergency, the board unanimously approved Brightview Bid# 6615196 to install a 2" Pressure Regulator in the amount of \$1,748.00.

CORRESPONDENCE

NEXT MEETING

The next board of directors meeting is scheduled for December 12, 2018 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 8:23 p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary