

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

August 9, 2018

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of August 09, 2018 was called to order at 6:20 p.m.

BOARD MEMBERS PRESENT

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivray, Ramona Yoh and Darius Rahbar.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
Sherry Stern – Architectural Committee

COMMITTEE REPORTS

Greenbelt/Landscape- Arborwell submitted a bid to remove the 6 tree stumps along Westlake Blvd in the amount of \$4738.00. Mortimer tree service declined to bid this job. **MOTION:** Ramona Yoh made a motion to approve the proposal. Darius Rahbar seconded the motion and it passed 4-1.

Architectural- Application for improvements have been very busy.

Pools- The board would like Cooksey to report monthly with any incidents and how things are going at the pool this summer. The board would also like management to confirm with Cooksey they have the current pool rules and that lap swimmers are allowed to use a lane if requested for fifteen minutes.

Finance Committee- The finance committee has requested that Jerry Ervin's invoice be provided to the finance committee.

Clubhouse & Violations- Darius Rahbar said that an owner approached him with a concern about items that have been attached by a neighbor to their fence. The board discussed the matter and deemed the concern to be a matter to be resolved between you and your neighbors. The governing documents of the association do not address this particular complaint and therefore the board does not have the authority to intervene.

An owner requested a light or motion sensor be installed on the new equipment room as she has been hearing noises late at night. Management will check that all the lights are working but do not feel new lights should be installed at this time. The owner is also welcome to install a light on to her property.

Volunteers are still needed for the violation committee. A copy of the report was reviewed.

APPROVAL OF MINUTES

July 9, 2018 Executive Meeting for Hearings & Legal- MOTION: John Chavez made a motion to approve the July 9, 2018 meeting minutes as presented. Ramona Yoh seconded the motion and it passed all in favor.

July 11, 2018 MOTION: John Chavez made a motion to approve the July 11, 2018 meeting minutes. Ramona Yoh seconded the motion and it passed all in favor.

July 25, 2018- MOTION -John Chavez made a motion to approve the July 25, 2018 meeting minutes. Ramona Yoh seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for July 2018 was presented by Michael McGillivary, showing total cash on hand of \$334,042.88 as of July 31, 2018. **Motion:** A motion to approve the July 2018 financial report was made. The motion was seconded and passed unanimously.

Delinquency Report – A copy of the log was reviewed.

MANAGEMENT REPORT

OLD BUSINESS

NEW BUSINESS

Pool Rules Revision Draft- The pool rules were reviewed and the board would like management to change the format and wording on a few things.

New Architectural Rule- The architectural rules on fencing needed to be updated. Laurence Stern made a motion to approve the changes to the fence rule. Mike McGillivary seconded the motion and it passed all in favor. The new rule will be published for membership comment.

GPM Bid- GPM submitted a bid to surface patch, sealcoat & restripe the clubhouse parking lot in the amount of \$10,505.00. John Chavez made a motion to approve the bid submitted. Ramona Yoh seconded the motion and it passed all in favor.

Pacific Construction Bid- Evenstar Driveway- Pacific Construction submitted a bid in the amount of \$4895.00 to remove and replace the concrete driveway and sidewalk at 1042 Evenstar to provide water for the Evenstar Island. Darius Rahbar made a motion to approve the bid. John Chavez seconded the motion and it passed all in favor.

CORRESPONDENCE

Lot # 1302 The owners have requested that the fines be removed from her account if she has her landscape redone. **MOTION:** John Chavez made a motion to waive the fines after the landscape has been installed and maintained for 24 consecutive months. Ramona Yoh seconded the motion and it passed 3-1 with Laurence abstaining. Darius Rahbar had to leave early and was not there for the vote.

HOMEOWNER COMMENTS

None.

NEXT MEETING

The next board of directors meeting is scheduled for September 12, 2018 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary