

# *Village Homes Property Owners Association*

*1040 Evenstar Avenue, Westlake Village, CA 91361*

## **BOARD OF DIRECTORS MEETING**

September 12, 2018

### **Minutes**

#### **CALL TO ORDER AND ESTABLISH QUORUM**

The meeting of the Board of Directors of Village Homes Property Owners Association of September 12, 2018 was called to order at 6:03 p.m.

#### **BOARD MEMBERS PRESENT**

A quorum was established with Board Members John Chavez, Laurence Stern, Michael McGillivary 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-** The board reported that water has been restored to the Evenstar Island.

**Architectural-** No report.

**Pools-** The pool heat will be turned off on October 29<sup>th</sup>, 2018.

**Finance Committee-** Mike McGillivary provided a general reserve forecast for the board to review. The finance committee has requested that Tish Matthews meet with them to discuss the 2019 budget.

**Clubhouse & Violations-** A copy of the report was reviewed. A request from the Westlake Island board of directors to allow them to rent the clubhouse for their monthly meeting. The board unanimously approved the request.

#### **APPROVAL OF MINUTES**

**August 9, 2018 Executive Meeting for Legal- MOTION:** John Chavez made a motion to approve the August 8, 2018 meeting minutes as presented. Darius Rahbar seconded the motion and it passed all in favor.

**August 9, 2018 MOTION:** John Chavez made a motion to approve the August 8, 2018 meeting minutes. Darius Rahbar seconded the motion and it passed all in favor.

#### **FINANCIAL REPORT**

The financial report for August 2018 was presented by Michael McGillivary, showing total cash on hand of \$331,414.95 as of August 31, 2018. **Motion:** A motion to approve the August 2018 financial report was made. The motion was seconded and passed unanimously.

**Delinquency Report** – A copy of the log was reviewed. Management reported we received \$26,195.52 in past dues and fines for lot#22201. **MOTION:** John Chavez made a motion to approve placing a lien on lot#23701. Lawrence Stern seconded the motion and it passed all in favor.

#### **MANAGEMENT REPORT**

Tish Matthews advised that Ventura County Pest Control reported the droppings that were found near the pergolas was not from termites but from crickets. Two additional companies are scheduled next week to provide inspections. The final bills from Pacific Constriction were provided for review. Tish Matthews also advised the board that she met with Vicente the irrigation tech from Brightview at the clubhouse to watch a cycle of the

water running to determine what can be done to stop the water run-off in the parking lot. There were several issues. Brightview will provide a bid for the next meeting.

### **OLD BUSINESS**

**Landscape Contract & Services-** Darius Rahbar and Lawrence Stern walked the association to look at all of the landscaping and came up with a list of wants and needs to provide to a landscape architect. They would like to obtain a landscape plan for the entire association to make the common areas a more modern look that all ties together. Once a landscape design and plan is completed it will go out to bid.

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

**New Architectural Rule Notice- MOTION:** Darius Rahbar made a motion to approve the reason for the new rule as presented by Mike McGillivary regarding walls at “garden homes”. Laurence Stern seconded the motion and it passed all in favor.

**Parking Lot-** Repairs are scheduled for October 3, 2018 and the seal coat for November 5, 2018. The parking stops will be removed from the middle of the lot.

### **NEW BUSINESS**

**Appoint Replacement Board Member-** John Chavez made a motion to appoint Kathleen Oats as a new board member. Laurence Stern seconded the motion and it passed 3-1.

**Earthquake Insurance Bid-**The bid was tabled. The board would like more information on the carrier QBE.

**Brightview Bids- Bid# 6708130** to install 88 new pop sprinklers- No action was taken. Bid# 6730195 was submitted to restore the irrigation on Westlake Blvd near Waterby to provide water to the trees in the amount of \$4,121.00. **MOTION:** John Chavez made a motion to approve the bid submitted. Mike McGillivary seconded the motion and it passed all in favor.

### **CORRESPONDENCE**

None.

### **HOMEOWNER COMMENTS**

An owner was present to express his concern about the amount of cars that are parking on the streets. The board advised that the streets belong to the city. If cars are parked longer than 72 hours they can be reported to the abandoned cars hotline.

### **NEXT MEETING**

The next board of directors meeting is scheduled for October 10, 2018 6:00 p.m.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Valarie Alejo, Recording Secretary