

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

January 9, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of January 9, 2019 was called to order at 5:30p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Kathleen Oates

OTHERS PRESENT

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

HOMEOWNER COMMENTS

Owner of lot#46302 was present and wanted the board to know they are doing a good job. He has noticed the lights have been repaired along the greenbelt and the landscape is looking great in the greenbelts as well. Owners of lot#43302 was present to express his concern about the area behind his home and believes it is a fire hazard. The owner of lot#31202 was present to report on a home with multiple violations. The board advised him they are aware and are in contact with the owner's attorney and are working to resolve all violations. The owner advised that he has contacted an attorney and will proceed with a lawsuit if action is not taken to resolve the situation along with his neighbors. Tish Matthews will advise the insurance carrier of his threat to sue the association.

COMMITTEE REPORTS

Greenbelt/Landscape- Darius reported that he and Kathleen Oates did a walkthrough of the POA's landscaping and will report at the next meeting.

Architectural - No report.

Pools – The board would like management to set up a meeting with AAA pools.

Finance Committee- Michael McGillivary provided information on the general reserve fund for review.

Clubhouse & Violations- A copy of the report was reviewed.

APPROVAL OF MINUTES

December 12, 2018 General Meeting MOTION: Darius Rahbar made a motion to approve the December 12, 2018 meeting minutes as amended. Laurence Stern seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for December 2018 was presented by Michael McGillivary, showing total cash on hand of \$263,605.01 as of December 31, 2018. **MOTION:** A motion to approve the December 2018 financial report

was made. The motion was seconded and passed unanimously. **Delinquency Report** – A copy of the log was reviewed.

MOTION: Michael McGillivary made a motion to increase the petty cash fund from \$200.00 to \$300.00. John Chavez seconded the motion and it passed all in favor.

MANAGEMENT REPORT

Management would like to use a new company for the yearly audit. The board unanimously approved of the finance committee to choose the new vendor.

OLD BUSINESS

Parking Lot Lights- The board reviewed the samples and bids. The board would like management to provide additional bids for the next meeting.

Termites- Termite work should be completed by the end of the month. The bids to patch and paint will be provided at the next meeting.

NEW BUSINESS

Oak Tree Maintenance Discussion- The board review the POA documents on dead wooding. Going forward the board would like to deadwood the oak trees at the same time once a year. This will help lower the cost to the association.

Insurance Bids- LaBarre Oksnee and Steve Reich- A conference call will be held next week to approve a new insurance company.

AAA Pool Bid-The board would like management to set up a meeting with Mike from AAA to discuss the bid.

Camp Kinneret Request- Camp Kinneret would like to use the clubhouse lawn area again as a pick up for summer camp. The board unanimously approved the request.

CORRESPONDENCE

BOARD COMMENTS

Michael McGillivary inquired about the community website updates. Management advised that the volunteer is not always available to update things as needed and would like to use a website company going forward.

MOTION: John Chavez made a motion to start using a website service to update the website. Laurence Stern seconded the motion and it passed all in favor.

NEXT MEETING

The next board of directors meeting is scheduled for February 13, 2019 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 7:35 p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary