

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

February 20, 2019

Minutes

CALL TO ORDER AND ESTABLISH QUORUM

The meeting of the Board of Directors of Village Homes Property Owners Association of February 20, 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, Darius Rahbar and Kathleen Oates.

OTHERS PRESENT

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

HOMEOWNER COMMENTS

The owner of lot#31202 was present to ask the board for an update on the home he reported home with multiple violations. The board advised him they are continuing to follow up and let him know the association's attorney will be sending him a letter in the next few days.

COMMITTEE REPORTS

Greenbelt/Landscape- Darius provided notes from the two landscape walk/drive through of the associations landscape for review. The landscape beautification committee would like to get a proposal for a RFP so that bids can be obtained from three landscape design companies. Val Alejo will provide contact information for one more company. Brightview has been investigating the irrigation lines to get water to the Southwest corner of Triunfo and Westlake Blvd. Brightview will need a full day of digging to find the lines and have submitted a bid for \$500.00. **MOTION:** Darius Rahbar made a motion to approve proposal # 6831379 in the amount of \$500.00. Kathleen seconded the motion and it passed all in favor.

Architectural – Mike McGillivary requested the new architectural guidelines with the revised rule on fences for the garden homes be added to the website.

Pools – John Chavez volunteered to be the head of the pool committee and report on pool issues at the board meetings. Clear Concepts came to look at the pool chemical box issues and will provide a proposal.

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

Clubhouse & Violations- A copy of the report was reviewed. **MOTION:** Laurence Stern made a motion to have association counsel compose a letter that can be sent to owners that have ongoing violations and will not comply. Kathleen Oates seconded the motion **Letter to be sent to lot#1302.** Val Alejo reported the shade cloth cover the trellis near the pool is damaged and needs to be replaced.

APPROVAL OF MINUTES

January 9, 2019 General Meeting MOTION: Laurence Stern made a motion to approve the January 9, 2019 meeting minutes as amended. Darius Rahbar seconded the motion and it passed all in favor.

January 9, 2019 Executive Session- MOTION: Darius made a motion to approve the January 9, 2019 executive meeting minutes. Kathleen Oates seconded the motion and it passed all in favor.

FINANCIAL REPORT

The financial report for January 2019 was presented by Michael McGillivray, showing total cash on hand of \$340,191.26 as of January 31, 2019. **MOTION:** A motion to approve the January 2019 financial report was made. The motion was seconded and passed unanimously. **Delinquency Report** – A copy of the log was reviewed.

MOTION: Michael McGillivray made a motion to lower the insurance deductible. Laurence Stern seconded the motion and it passed all in favor.

MANAGEMENT REPORT

Tish Matthews reported that Scott Krevis will be used for the yearly audit.

OLD BUSINESS

Parking Lot Lights- The board did not have recommendation for pricing and asked that Tish Matthews get bids on a double light post that will give the most amount of light for the parking lot.

Termites- Termite work was completed. The bids to patch and paint will be provided at the next meeting.

Insurance- New insurance in is all set up with Farmers.

Website- Website transfer is complete. Val Alejo to remove all old minutes and to verify the last 12 months if minutes are on the website.

NEW BUSINESS

Edison Billing Changes- Informational

CORRESPONDENCE

None

BOARD COMMENTS

NEXT MEETING

The next board of directors meeting is scheduled for March 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 7:28 p.m.

Respectfully submitted,

Valarie Alejo,
Recording Secretary