

# *Village Homes Property Owners Association*

*1040 Evenstar Avenue, Westlake Village, CA 91361*

## **BOARD OF DIRECTORS MEETING**

August 14, 2019

### **Minutes**

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

The meeting of the Board of Directors of Village Homes Property Owners Association of August 14, 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 Thomas Nial.

#### **BOARD MEMBERS ABSENT**

Janet Wall.

#### **OTHERS PRESENT**

Tish Matthews, Association Manager, The Emmons Company  
Valarie Alejo, Recording Secretary, The Emmons Company  
Craig Creition- Compliance committee  
2 Homeowners

#### **CHOOSE DIRECTOR POSITIONS**

John Chavez- President  
Laurence Stern- Vice President  
Michael McGillivary- Treasuer  
Janet Wall- Secretary  
Thomas Nial- Member at Large

#### **HOMEOWNER COMMENTS**

The compliance committee was present to provide information and recommendation on growing marijuana in Village Homes. At this time they are suggesting the board provide the information for the city of Thousand Oaks code compliance. He also reported that they have actively been keeping an eye out for homeless in the community and it does not seem to be a problem for us at this time.

#### **COMMITTEE REPORTS**

**Greenbelt/Landscape-** No report

**Architectural** – No report.

**Pools** – The board would like management to follow up with AAA Pools on the installation of the new boxes for the pool chemicals and would like to know what cause the rust stains in the pool. The board would also like management to find out if Doug Jones, the project manager for the pool remodel is going to be responsible for the pool equipment not working properly.

**Finance Committee-** Mike McGillivary would like clarification on the IRS Rule 70-604 as to where the excess funds are deposited and would like the exact amount to show on the report.

**Clubhouse & Violations-** A copy of the report was reviewed. The broken umbrella stands have been replaced at the pool.

#### **APPROVAL OF MINUTES**

**July 10, 2019 General Meeting MOTION:** John Chavez made a motion to approve the July 10, 2019 meeting minutes as presented. Laurence Stern seconded the motion and it passed all in favor.

**July 10, 2019 Executive Session for legal- MOTION:** John Chavez made a motion to approve the July 10, 2019 executive meeting minutes. Laurence Stern seconded the motion and it passed all in favor.

**July 11, 2018 Annual Minutes -** John Chavez made a motion to approve the July 11, 2018 Annual meeting minutes. Laurence Stern seconded the motion and it passed with Tom Nial abstaining.

### **FINANCIAL REPORT**

The financial report for July 2019 was presented by Michael McGillivary, showing total cash on hand of \$405,229.17 as of July 31, 2019 **MOTION:** Michael McGillivary made a motion to approve the July 2019 financial report. The motion was seconded by John Chavez and passed unanimously.

**Delinquency Report** – A copy of the log was reviewed.

### **MANAGEMENT REPORT**

Tish Matthews reported she is in the process of obtaining bids for thermostatic controlled vent for the pool equipment room.

### **OLD BUSINESS**

**Parking Lot Lights-** New bulbs have been ordered so the lighting will match.

**Reserve Study-** Not received yet. Tish will contact the vendor.

**Brush Clearance** – Final work should be completed by the end of August.

**Clubhouse Painting-** Bids provided.

### **NEW BUSINESS**

**Landscape RFP-**The committee has a few changes and would like management to update the documents and send it to the interested bidders again. The RFP meeting is set for August 28<sup>th</sup>, 2019 at 10:00 a.m. Darius Rahbar has volunteered to go to the homes on the corner of Triunfo and talk to the owners to see if an agreement can be worked out so that we can get water to that area and have it maintained.

**Paint Bids-** Proposals were submitted from Bluewater, Precision Painting and CertaPro Painters. **MOTION:** Laurence Stern made a motion to approve Bluewater in the amount of \$8,000. John Chavez seconded the motion and it passed all in favor. Michael McGillivary would like to meet with Steve from Bluewater and have him confirm the restroom near clubhouse is included in the bid.

### **CORRESPONDENCE**

None.

### **BOARD COMMENTS**

None.

### **NEXT MEETING**

The next board of directors meeting is scheduled for August 14, 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 8:00p.m.

Respectfully submitted,

Valarie Alejo,  
Recording Secretary