

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

March 04, 2020

Minutes

CALL TO ORDER AND ESTABLISH QUORUM The meeting of the Board of Directors of Village Homes Property Owners Association of March 04, 2020 was called to order at 5:30p.m.

BOARD MEMBERS PRESENT A quorum was established with Board Members Laurence Stern, Michael McGillivray and Janet Wall.

OTHERS PRESENT Donna Yofan, Association Manager,
The Emmons Company Valarie Alejo, Recording Secretary
Hans Forsch- Compliance Committee
1 Homeowner

APPROVAL OF MINUTES

February 5, 2020 General Meeting MOTION: Janet Wall made a motion to approve the February 5, 2020 meeting minutes as amended. Laurence Stern seconded the motion and it passed all in favor.

February 5, 2020 Executive Meeting for legal- MOTION: Janet Wall made a motion to approve the February 5, 2020 executive meeting minutes as presented. Michael McGillivray seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – The homeowner was present and wanted to discuss the dead tree on the Evenstar island. The board advised her that they are aware of the tree and are waiting to see if it will live. She also wanted to report two streetlight poles on the entrances of the clubhouse that are leaning. Val Alejo advised Edison has been contacted and after inspection informed us that they are stable.

COMMITTEE REPORTS

Greenbelt- No report

Landscape- Donna Yofan will set up meeting with Brightview to move forward with the new landscape project.

Violation- A copy of the report was reviewed.

Architectural-No report

Pools – No report

Finance Committee- No report

Clubhouse- The painters found termite droppings near the fireplace. The board would like the termite proposals from last year in the board packet for next month. First Impression Awning has been contacted to remove the awning for the painters.

FINANCIAL REPORT The financial report for January 2020 were presented by Michael McGillivary, showing total cash on hand of \$414,804.44 as of January 31, 2020. **MOTION:** Michael McGillivary made a motion to approve the January financials. The motion was seconded by Laurence Stern and passed unanimously.

Delinquency Report – A copy of the log was reviewed.

MANAGEMENT REPORT

OLD BUSINESS

Monument sign – No action was taken. Board is waiting for one more proposal.

Sorrelwood Fence/ Waterby fence – Fence Factory submitted a proposal to install a wrought iron fence panel to close the gap on Waterby in the amount of \$306.00. **MOTION:** Mike McGillivary made a motion to approve the proposal. Laurence Stern seconded the motion and it passed all in favor. A proposal was also submitted to install a wrought iron fence at the end of Sorrelwood. No action was taken as the board would like to meet with Fence Factory one more time.

Owl Boxes- Owners would need to be informed and in agreement to not use poison. No action taken at this time.

Adopt Election Rules for 2020– MOTION: Janet Wall made a motion to adopt of the 2020 Election rules. Mike McGillivary seconded the motion and it passed all in favor. **MOTION:** Janet Wall made a motion to approve the Candidate Nomination Form, Notice of Annual Membership Meeting, Ballot Collector Designation Form and the Secret Ballot. Laurence Stern seconded the motion and it passed all in favor. Voting instructions for the election of directors was tabled.

Appoint Inspector of Elections – **MOTION:** Janet Wall made a motion to appoint Laura Nary as the inspector of elections. Laurence Stern seconded the motion and it passed all in favor.

Review of Camera System- Proposals were received from ADT/Protection One and Stanley Security. The board would like more information and would like to find out about cloud storage.

NEW BUSINESS

Audit Review – **MOTION:** Mike McGillivary made a motion to approve the Audit for 2019. Laurence Stern seconded the motion and it passed all in favor.

Earthquake Insurance renewal- **MOTION:** Laurence Stern made a motion to approve the Earthquake insurance renewal in the amount of \$5,940. Janet Wall seconded the motion and it passed all in favor.

Lifeguard Proposal- The board reviewed the 2020 contract from Cooksey’s Lifeguards. The board would like the start time changed on the contract to 12:00 p.m. The board would also like a second lifeguard on Saturday and Sundays from 1:30-5:30 p.m.

Pool Deck Sealant Proposals- Donna Yofan found a company that believes they can fix the problems with the

pool deck. They would like to test the product on a small area before providing a proposal.

Pool Maintenance Proposal- The board would like management to obtain more bids.

Reserve Study- A summary of the 2020 reserve study was provided for project review.

Rules Revisions/ ADU- MOTION: The compliance committee submitted some changes to the rules for the board to review. Proposed changed rules will be sent to the membership for a 30 day comment period.

CORRESPONDENCE

Lot# 36102 sent an email to the board regarding Eucalyptus trees that were planted by the association years ago near his home. The owner was advised that Village Homes has many eucalyptus trees in the community and if they are healthy we do not have plans to remove them. Going forward the current board will not be planting new eucalyptus trees. Mike McGillivary advised they have embarked on and are developing a broader greenbelt tree maintenance and enhancement program.

BOARD COMMENTS – ORGANIZATION

Since John Chavez has resigned, the board agreed to appoint Laurence Stern as President. Mike McGillivary will remain Treasurer and Janet Wall will remain as Secretary.

NEXT MEETING

The next board of directors meeting is scheduled for April 01, 2020; 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 8:05 p.m.

Respectfully submitted,

Valarie Alejo, Recording Secretary