

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

July 01, 2020

Minutes

CALL TO ORDER AND ESTABLISH QUORUM The meeting of the Board of Directors of Village Homes Property Owners Association of July 01, 2020 was called to order via teleconference at 5:30p.m.

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

OTHERS PRESENT

Donna Yofan, Association Manager, The Emmons Company
Valarie Alejo, Recording Secretary, The Emmons Company
3 homeowners

APPROVAL OF MINUTES

June 3, 2020 Executive Meeting for legal and contract formation - MOTION: Michael McGillivary made a motion to approve the June 3, 2020 executive meeting minutes as presented. Janet Wall seconded the motion and it passed all in favor.

June 3, 2020 General Meeting MOTION: Janet Wall made a motion to approve the June 3, 2020 meeting minutes as amended. Michael McGillivary seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – A homeowner asked questions about the election and regarding electronic communication. The Emmons Company agreed to send her a form for receiving POA notices electronically.

A homeowner wanted to thank the board for all their hard work.

Another homeowner sent a request to ask the board to reconsider using poison bait stations in the common area to help with controlling the rats. The board is concerned about the animals that are affected by the use of poison and will not use bait stations. The POA will continue to use traps only.

COMMITTEE REPORTS

Greenbelt- Proposals for debris clean up and tree trimming were received the day of the meeting. All of the proposals were tabled to the August meeting to allow time to review.

Landscape- The monument build has begun. It will take a couple of weeks to complete. The landscape project on Evenstar island will begin once the monument is complete.

Violation- A copy of the report was reviewed. The board would like the committee to continue monitoring

homes that are not in compliance. The board would like the homes that have been in violation for having their home listed on a short-term travel website to be checked once a month to confirm the home is no longer on the website.

Architectural- The owners of lot# 32102 would like to appeal the denial of adding a balcony to the second story of the home. Valarie Alejo will contact owners and set up a meeting via Zoom for next week.

Pools – The new filter should be installed next week. Management will follow up with AAA Pools on the start date for the resurfacing of the small pool.

Finance - No report.

Clubhouse- The damaged wood has been replaced and Bluewater Painting has finished painting the clubhouse.

FINANCIAL REPORT The financial report for May 2020 was presented by Michael McGillivary, showing total cash on hand of \$477,040.25 as of May 31, 2020. **MOTION:** Michael McGillivary made a motion to approve the May financials. The motion was seconded by Laurence Stern and passed unanimously.

Delinquency Report – A copy of the log was reviewed.

MANAGEMENT REPORT - Donna Yofan presented the report to the Board. Jerry Ervin painted the turnstiles on Nettelbrook and Sorrelwood.

OLD BUSINESS

Evenstar Island/Monument sign/ Tree Replacement – reviewed revised monument image as well as revised landscape proposal. The Board asked management to have Brightview adjust the proposal to be in line with the originally approved amount.

Camera System Proposals –MOTION: Laurence Stern made a motion to approve the proposal submitted by INNER -I in the amount of \$19,543.00 to install a new security camera system that will cover the clubhouse, pool area and parking lot from the reserve account. The motion was seconded the by Janet Wall and passed all in favor.

Brightview Proposals- MOTION: Janet Wall made a motion to approve the proposal submitted by Brightview to clean up Barrow Court in the amount of \$450.00 from the operating account. Laurence Stern seconded the motion and it passed all in favor. The other proposals submitted were tabled to the August meeting.

944 Evenstar- tree trimming/removal - Michael McGillivary will be meeting with Elbin from Brightview once the cleanup is completed. This should help the markers be visible. The owner has agreed to let us remove the fallen branch and will be submitting proposals for the roof repair from the branch that fell on the home, as well as the fence they would like to install.

814 Rimcrest- tree request trimming - MOTION: Laurence Stern made a motion to approve the proposal from Treescapes in the amount of \$4,920 to trim seven trees in the common area no sooner than October to help the oaks. Mike McGillivray seconded the motion and it passed all in favor.

Status of Pool and Tennis Court Closure- The pool and tennis court will remain closed.

Pool Deck Proposal- The board agreed to continue the project with Designs in Concrete although the targeted start date was not able to be met. Once a firm start date can be obtained from the vendor, the Board will evaluate moving forward based on the timing.

NEW BUSINESS

Light Post Electrical Proposals -MOTION: Laurence Stern made a motion to approve the proposal submitted by JRH Electric to properly cover the wires in the three electrical boxes near the light posts in the parking lot in the amount of \$185.00. Janet Wall seconded the motion and it passed all in favor.

Awning Proposal- MOTION: Janet Wall made a motion to approve the proposal submitted by Galaxy Draperies in the amount of \$13,704 to install 2- 20' awnings at the clubhouse. Laurence Stern seconded the motion and it passed all in favor.

Annual Sidewalk Repair Assessment- Management will contact vendors to schedule an inspection of the greenbelt sidewalks.

Ventura Pest Control Proposal- No action was taken. Proposal provided was for private property.

Loan Refinance- Michael McGillivray asked management for additional bank contacts. He will update the board at the next meeting.

CORRESPONDENCE - A homeowner's concern about opening the tennis courts was reviewed. The community amenities are considered public, and therefore will remain closed at this time.

BOARD COMMENTS – None.

NEXT MEETING

The next board of directors meeting is scheduled for August 5, 2020; 4:30 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 7:00 p.m.

ANNUAL MEETING

The Annual Meeting was not conducted due to a lack of quorum. The adjourned annual meeting is scheduled for July 13, 2020 at 4:00 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary