

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

August 05, 2020

Minutes

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

BOARD MEMBERS PRESENT A quorum was established with Board Members Laurence Stern, Michael McGillivray, Kelly Cannan, Tony Baird and Peggy Neary.

OTHERS PRESENT

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

APPROVAL OF MINUTES

July 1, 2020 Executive Meeting for legal - MOTION: Peggy Neary made a motion to approve the July 1, 2020 executive meeting minutes as presented. Michael McGillivray seconded the motion and it passed all in favor.

July 1, 2020 General Meeting -MOTION: Michael McGillivray made a motion to approve the July 1, 2020 meeting minutes as presented. Peggy Neary seconded the motion and it passed all in favor.

July 9, 2020 Emergency Executive Meeting - Peggy Neary made a motion to approve the July 9, 2020 executive meeting minutes as presented. Kelly Cannan seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – A homeowner wanted to thank the board for the new monument sign and landscaping on the Evenstar Island. She was concerned that the timing of the planting during the summer heat. The committee informed her that the plants are all guaranteed by Brightview and will be replaced if any should die. Janet Wall offered to stay on the landscape committee.

Emails from homeowners regarding the election and tree trimming were reviewed.

COMMITTEE REPORTS

Greenbelt- Michael McGillivray provided a detailed report on tree maintenance and brush clearance with a proposed plan to maintain these areas on a schedule. Bids were discussed under new business.

Landscape- The landscape and monument project on Evenstar island 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 compliance team to take photos of the homes that are ready to be scheduled for a hearing.

Architectural- No report

Pools – The board would like management to find out when the deck sealing will be completed.

Finance – The Board reviewed the possibility of refinancing the current pool loan. The Board agreed to have Mike McGillivary further investigate the 5-year refinance option. They would also like to know if there is a pre-payment penalty if they decide to move forward with refinancing.

Clubhouse- Michael McGillivary would like management to check the work that was done by Bluewater Paint to make sure all areas were painted included the block house and storage area.

FINANCIAL REPORT The financial report for June 2020 was presented by Michael McGillivary, showing total cash on hand of \$468,743.14 as of June 30, 2020. **MOTION:** Michael McGillivary made a motion to approve the June financials. The motion was seconded by Peggy Neary and passed unanimously.

Delinquency Report – A copy of the log was reviewed. Lot #31702 presented a payment plan to the board in writing. **MOTION:** A motion was made by Laurence Stern to accept the payment plan as submitted. The motion was seconded by Mike McGillivary and carried unanimously.

MOTION: A motion was made by Mike McGillivary to send an intent to lien to lot #1302 and a warning letter to lot #42002. The motion was seconded by Kelly Cannan and carried unanimously.

MANAGEMENT REPORT - Donna Yofan presented the report to the Board.

OLD BUSINESS

Evenstar Island/Monument sign update– The monument and landscape projects are completed.

Camera System Update- Inner-I has completed the first part of the installation. Payment was requested to complete the project. The payment was processed, and we are waiting on a date for the final work to be scheduled.

Brightview Proposals- Mike McGillivary outlined the pending expenses for landscape clean-up and tree trimming. Brightview’s proposals were tabled until the current pending tree work is completed.

Treescaping Proposals- MOTION: Michael McGillivary made a motion to spend up to \$60,000 from the reserve fund for specific tree trimming and balancing with Treescaping. The set amount will be repaid to the reserves in 2021. Kelly Cannan Seconded the motion and it passed all in favor.

Bert Duzy Proposal- MOTION: Peggy Neary made a motion to approve the brush clearance proposal from Bert Duzy to be paid out of the operating account. Kelly Cannan seconded the motion and it passed all in favor.

Annual Sidewalk Repair Assessment- The board would like management to obtain two additional bids.

Ventura Pets Control Proposal – Proposal presented was generated by a homeowner’s request. The Board determined the request did not meet Association’s requirements for action to be taken.

Pool Loan Refinance- Michael McGillivary will obtain more information to present to the board at the next meeting.

NEW BUSINESS

Creation of Pool Committee- Kelly Cannan volunteered to chair the committee.

Yard Signs- Management provided the guidelines for political signs.

Reserve Study Proposal- The Board decided not to have a Reserve Study done this year since it has not yet been a year since the last study.

CORRESPONDENCE – None.

BOARD COMMENTS – None.

NEXT MEETING

The next board of directors meeting is scheduled for September 9, 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 7:58 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary