

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

September 09, 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
Sandi Scalmanini, HydroPoint Representative
Joni Moss, HydroPoint Representative

APPROVAL OF MINUTES

August 5, 2020 Executive Meeting for legal - MOTION: Laurence Stern made a motion to approve the August 5, 2020 executive meeting minutes as presented. Kelly Cannan seconded the motion and it passed all in favor.

August 5, 2020 General Meeting -MOTION: Peggy Neary made a motion to approve the August 5, 2020 meeting minutes as presented. Tony Baird seconded the motion and it passed all in favor.

HOMEOWNER COMMENTS – The owner of lot# 48502 wanted to express his feelings on the Village Homes pool being closed. Management did respond to let the owners know the board is following the associations attorneys' recommendations.

WeatherTRACK Smart Irrigation Controller Presentation

Joni Moss explained to the board how the smart irrigation controllers already within the community work and the upcoming need to upgrade software as 3G cellular services are discontinued by providers. **MOTION:** Kelly Cannan made a motion to purchase the upgraded warranty for the two weather Trak controllers in the amount of \$398.00. Peggy Neary seconded the motion and it passed all in favor. Management to confirm with Brightview they are using the automatic controllers properly.

COMMITTEE REPORTS

Greenbelt- Michael McGillivray provided an update on the tree trimming proposals and activity.

Landscape- MOTION: Michael McGillivray made a motion to give the landscape committee a budget of \$1000 a month for emergency repairs. Laurence Stern seconded the motion and it passed all in favor.

Violation- A copy of the report was reviewed.

Architectural- No report

Pools – No report.

Finance – Mike McGillivary provided the board with the annual budget development and approval process.

Clubhouse- The new color for the awning will be Preston Stone.

FINANCIAL REPORT The financial reports for July and August 2020 were presented by Michael McGillivary, showing total cash on hand of \$434,387.45 as of August 31, 2020. **MOTION:** Michael McGillivary made a motion to approve the July 2020 financials as presented. The motion was seconded by Kelly Cannan and passed unanimously. **MOTION:** Michael McGillivary made a motion to approve the August 2020 financials as presented. The motion was seconded by Peggy Neary and passed unanimously.

Delinquency Report – A copy of the log was reviewed. The Board reviewed a request for a payment plan for lot #42202. They agreed to accept the plan and monitor the account to ensure payments are regularly received. **MOTION:** A motion was made by Kelly Cannan to proceed with a lien on lot#1302 if a payment is not made in 30 days from the intent to lien. The motion was seconded by Mike McGillivary and carried unanimously.

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

OLD BUSINESS

Monument sign update– The Board discussed outstanding concerns with the new monument and agreed no further changes were necessary at this time. Further tweaks to the design may happen as the other monuments require replacement.

Camera System Update- Inner-I is waiting for hardware to be delivered in order to complete the job.

Pool Loan Refinance- Michael McGillivary presented options for refinancing the existing loan. The Board agreed to wait for the loan to reset, as scheduled, in October and revisit options at that time.

Annual Sidewalk Repair Assessment- The board would like GPM to provide more information and BPR to be contacted to ask about the larger areas that may need to be replaced.

Amenities Reopening Consideration

- **Clubhouse Request-** The Newcomers will not be meeting until after the new year.
- **Election Drop site – MOTION:** Kelly Cannan made a motion to approve using the clubhouse as a drop site for ballots as long as we have no liability, they will be responsible for any damage that may be caused to the clubhouse and the cameras are working at that time. Laurence Stern seconded the motion and it passed all in favor.

NEW BUSINESS

California Water Rebates- Informational

Push out of info from CAI regarding pending litigation- The board would like that information in the Village Voice when it is pertinent.

Audit Proposals-MOTION: Mike McGillivary made a motion to approve using Scott Krivis & Company for the annual 2020 Financial audit. Kelly Cannan seconded the motion and it passed all in favor.

Pool Maintenance Proposals-The Board tabled proposals until further information is provided.

Children's POOL Resurfacing Proposals- Tabled

CORRESPONDENCE – MOTION: Mike McGillivary made a motion to approve the reimbursement request from lot#9302 for damage caused by a tree from the common area when paid invoice is submitted. Kelly Cannon seconded the motion and it passed all in favor.

BOARD COMMENTS –Mike McGillivary would like committee members to review items before bringing to the board so they can report with their recommendations. As a reminder all owner requests should go through the proper procedures by contacting the clubhouse or The Emmons Company directly.

Mike McGillivary requested The Emmons Company reach out to #16402 regarding roof damage.

NEXT MEETING

The next board of directors meeting is scheduled for October 14, 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 8:26 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary