

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

ANNUAL HOMEOWNERS MEETING

Wednesday – July 29, 2020 – 4:00 p.m.

Minutes

Call to Order

The Annual Homeowners Meeting was called to order and the close of polls at the Village Homes Clubhouse, 1040 Evenstar Avenue, Westlake Village, California, on July 29, 2020 at 4:00 p.m. by

Laurence Stern, President. Board Members in attendance were, President, Laurence Stern; Mike McGillivray, Treasurer and Janet Wall, Secretary.

Donna Yofan, Association Manager, The Emmons Company, and Valarie Alejo, Recording Secretary, were also present.

Laura Nary- Inspector of Elections
Mila Horak

6 homeowners present

Homeowner Comments – While the ballots were counted the homeowners and Board discussed the pool re-opening, COVID-19 and the greenbelt maintenance expenses.

President's Comments

My guess is that every President's message is mostly about the accomplishments of the Board and the hard work of the Board members on your behalf. While this Board has a long list of projects that are either underway or completed and has certainly worked hard, our most difficult task was the decision to close the pool, tennis court and clubhouse due to the COVID-19 pandemic. Please be assured that the Board made this decision based on Ventura County Health Dept. orders and extensive discussions with legal counsel and The Emmons Company. For many of our neighbors these facilities are the best feature of Village Homes and not being able to enjoy them – particularly during the summer – is very frustrating. Let me try to summarize the reasoning behind our decision. The Board is fiscally responsible for the entire community, not just the homeowners who use the pool, tennis court and clubhouse. If these facilities were open and despite our best efforts to adhere to the County use and sanitation protocols, someone became ill with the COVID-19 virus and decided to hold Village Homes responsible, because our liability insurance does not cover virus caused illnesses, the legal costs and possible monetary award would be borne by all homeowners. Depending on the circumstances, the cost per household could be substantial. In addition, should a resident be unable to pay, the Board would be obligated to place a lien on their property. While there are those within our community who maintain that the risk of infection is small, the recent resurgence of infections throughout Ventura and Los Angeles Counties indicate otherwise. Due to the foregoing health and financial issues and, let me emphasize again, after a great deal of careful

consideration, the Board made this difficult decision. Please be assured that we will open the pool, tennis court and clubhouse as soon as we believe that it is safe to do so.

Let me turn to more positive news. For most of this year, the Board has been operating with only 3 members. Despite being shorthanded, we have managed to complete or start an extensive list of projects. They include a new monument sign and landscaping for the Evenstar Island, painting, extensive dry rot roof repair and a new awning at the clubhouse, a new security system for the clubhouse, pool, tennis court and parking lot to replace the barely functional current system, repair of the pool deck, resurfacing of the children's pool and institution of an extensive and systematic program of greenbelt brush clearance and tree maintenance. I want to make special mention of the latter project. Maintenance of the greenbelt, hillsides and hiking trails take up 34% of our annual operating expenses, so this is a significant number. Due to the drought, subsequent years of increased rain and frankly, some neglect, a good deal of our property was overdue for attention. We have divided our property into zones and are now cycling through each zone on a calendar basis to perform tree trimming and brush clearance.

In closing, I want to recognize the work above and beyond the call of duty by the other 2 Board members – Mike McGillivray and Janet Wall. Being President of the Board is really only presiding over meetings and signing a few documents; otherwise, everyone only has one vote and everyone's opinion is equal. So Board service is a team effort with everyone finding their areas of interest and skill and contributing the best they can. Janet is retiring from Board service this month – her passion and knowledge regarding all things involving nature will be sorely missed. I hope she decides to continue to contribute on an ex officio basis for years to come. My thanks also to Hugh Warren, Mike McGillivray and Sherry Stern who have served on the Architectural Committee. Finally, nothing in Village Homes would get done without Donna Yofan and Val Alejo of The Emmons Company. They really do the heavy lifting; vendor research, contact and supervision, dealing with homeowner problems, complaints and suggestions, handling the paperwork and acting as an incredible source of institutional knowledge and experience that enables the Board to make informed decisions. On behalf of the entire Board, my deepest thanks to Donna and Val.

While we do know we will have 5 Board members once the election is concluded, we still need additional volunteers to work on various committees. If you have the time, expertise or interest, please contact us.

Thank you, I look forward to working on your behalf with the new Board in the coming year.
Laurence Stern-President

Approval of Annual Meeting Minutes

Janet wall made a motion to approve the July 10, 2019 annual minutes as presented. Hugh Warren seconded the motion and it passed all in favor.

Adoption of IRS Ruling

Motion: Janet Wall made a motion to approve the IRS Revenue Ruling 70-604, which states that excess income over expenses is rolled over to the following year's budget. Motion was seconded by Mike McGillivray and passed unanimously.

ELECTION

Nominations were received from Tony Baird, Kelly Cannon, Cassidy Cantin, Mark Davis, Steven Fagerquist, Paul Grace, Mike McGillivary, Peggy Neary, Brittany Pagano and Lawrence Stern. There were no other nomination and the results are:

Michael McGillivary	405
Tony Baird	281
Peggy Neary	257
Laurence Stern	218
Kelly Cannon	210
Cassidy Cantin	175
Steve Fagerquist	99
Brittany Pagano	72
Paul Grace	52
Mark Davis	50

Adjournment

There being no further business, the Village Homes Property Owners Association Annual Meeting was adjourned at 6:08 p.m.

Respectfully submitted,
Valarie Alejo, Recording Secretary