

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

March 10, 2021

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 5:43 p.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
Claudette McCarroll, Recording Secretary, The Emmons Company
2 Homeowners

APPROVAL OF MINUTES

MOTION: A motion was made by Peggy Neary to approve the February 10, 2021 minutes as presented. The motion was seconded by Kelly Cannan and carried unanimously.

HOMEOWNER COMMENTS

A concerned homeowner wrote in concerns regarding bicyclists on the greenbelts. The homeowner requested “no bicycles” signs be posted and a mirror be installed on a blind corner. Mike McGillivray stated in the past a sign was visible saying no bikes in the natural area. As stated in the Village Homes Rules and Regulations, bicycles are not permitted in any of the “natural areas” of the greenbelt. Bicycles on the green belt sidewalks are not mentioned. The board did request a reminder to be placed in the Village Voice asking all bicyclists to be respectful and yield to pedestrians, keeping in mind the various age groups who use the greenbelt sidewalks.

Another homeowner discussed their open architectural application.

COMMITTEE REPORTS

Greenbelt - Mike McGillivray noted previously approved sprinklers have been installed at Triunfo and Rosebay. He will sign off once testing is done. Per Mike McGillivray the sprinklers at the Triunfo Canyon greenbelt should be completed shortly. Regarding zone areas there are 50 to 60 open landscaping items to be completed. Currently nothing is done, and deadline is March 31, 2021. Mike McGillivray is concerned with sufficient staffing at Brightview.

MOTION: Mike McGillivray made a motion to appoint Isabelle Muller-Gupta to the Greenbelt Committee. Laurence Stern seconded the motion and it carried unanimously.

Landscape - Nothing to report.

Pool - It was noted that we need a chemical log. Claudette McCarroll will confirm with the pool company and note where the log is kept. Cooksey’s Lifeguard & Swim will need to complete a bathroom cleaning log.

MOTION: A motion to send draft rules of pool and tennis courts to homeowners was made by Laurence Stern, seconded by Kelly Cannan and passed unanimously.

Violations – The log was reviewed.

The Board determined, if homeowners wish to leave decorative lights on the property permanently, an architectural application is required to be submitted with day and night pictures and approved by the committee.

Architectural – Mike McGillivary solicited Board feedback on black roofs. The Board agreed that black roofs can be considered. The Committee shall review the overall look of the house when evaluating architectural applications.

MOTION: A motion to add Isabelle Muller-Gupta to the architectural committee was proposed by Mike McGillivary, seconded by Laurence Stern and passed unanimously.

Since the committee currently consists of 4 members, Mike McGillivary confirmed with the Board two approvals with no dissent are enough to pass and vice versa. All ties go to the Board.

FINANCIAL REPORT

The financial report for February 2021 was reviewed. As of February 28, 2021, the total cash on hand was \$445,530.17. **MOTION:** A motion was made by Mike McGillivary to accept the February 2021 financials as presented. The motion was seconded by Laurence Stern and carried unanimously.

Delinquency Report – The report was reviewed.

MOTION: A motion was made by Kelly Cannan to have Robert Hillshafer to compose a letter to the homeowner of lot #1302. The motion was seconded by Laurence Stern and carried unanimously.

Audit approval – Mike McGillivary stated we had a positive audit. **MOTION:** A motion was made by Mike McGillivary to approve the audit. The motion was seconded by Peggy Neary and passed unanimously.

MANAGEMENT REPORT

Ducks are nesting at the pool. Board agreed to find a deterrent like an owl.

Nominations for the annual meeting will be mailed out by March 16 with billing.

The Board reviewed the pool gate card reader replacement invoice. **MOTION:** Mike McGillivary made a motion to approve the \$2,260.10 replacement from reserves. The motion was seconded by Laurence Stern and carried unanimously.

Old Business

Evenstar Island Curb Painting – **MOTION:** A motion to have Jerry paint the Evenstar island curb for \$200-\$300 was made by Laurence Stern, seconded by Peggy Neary and passed unanimously.

Sidewalk Repair Proposals – Several proposals for sidewalk repair were reviewed. The Board agreed to wait until Tony Baird speaks with the City regarding the sidewalk repairs that were completed on Dunlin. The Board asked management to request a discount for approval of multiple proposals. **MOTION:** A motion was made by Mike McGillivary to approve a spend up to \$15,000 for sidewalk repairs. The motion was seconded by Laurence Stern and passed unanimously.

New Business

Picnic Table Powder Coat Proposal – Management will find out what the warranty is for the powder coating before a decision is made.

Earthquake Insurance Renewal Proposal – MOTION: A motion to approve the earthquake insurance renewal for \$6,232 was made by Laurence Stern. The motion was seconded by Mike McGillivary and passed unanimously.

Annual Weed Abatement Proposal – The Board reviewed the proposals submitted by Bert Duzy. Mike McGillivary noted the Sorrelwood v-ditches are not included. This was tabled until details can be clarified.

Irrigation Damage at the Pocket Park – The Board discussed drip line damage along the hillside. Brightview has fixed the irrigation but, the Board may want to investigate irrigation options at a later date.

Clubhouse Furniture – The Board agreed a couple of people need to propose suggestions for replacement furniture and other items like new light fixtures for clubhouse. Donna Yofan and Claudette McCarroll to review office furniture. The Board agreed to dispose of the furniture in the sitting area.

SB9 and SB10 Information- After reviewing these two bills, the Board decided not to take a stance on behalf of the HOA. The Board requested information be provided to homeowners via the Village Voice so the community can be educated on the bills. The Board would like to include AB1313 as well.

NEXT MEETING

The next Board of Directors meeting will be held April 14, 2021.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Claudette McCarroll, Recording Secretary