

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

June 9, 2021

General 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 5:30 p.m.

BOARD MEMBERS PRESENT A quorum was established with Board Members Laurence Stern, Michael McGillivary, Peggy Neary and Tony Baird arrived at 5:33. Kelly Cannan arrived at 6:00.

OTHERS PRESENT

Donna Yofan, Association Manager, The Emmons Company
Jane Denning, Recording Secretary, The Emmons Company

APPROVAL OF MINUTES

MOTION: A motion was made by Peggy Neary to approve the May 12, 2021, executive and general minutes as presented. The motion was seconded by Michael McGillivary and carried unanimously.

HOMEOWNER COMMENTS

No Homeowners were present.

COMMITTEE REPORTS

Greenbelt - Mike McGillivary discussed the proposal for the Weather Trak Smart Controller at a cost of \$3,431.95. The return on investment on this project would be 5-10 years. There may be rebates available to offset the cost. **MOTION:** A motion was made by Laurence Stern, seconded by Peggy Neary, and carried unanimously to install the Weather Trak Smart Controller for the pool and clubhouse areas.

Mike McGillivary reported that the Barrow Park grass has improved. Brightview repaired drips lines on two occasions at no charge. The first cut of brush clearance has been completed. Mike is walking with Bert Duzy mid-month to identify areas that need additional clean up. There is a large area of debris around the KinderCare fence in zone 3.

Mike McGillivary discussed estimates regarding Aleppo Pines removal. Mike McGillivary would prefer the trees not be removed. Two estimates were obtained from Brightview for removal and flush cut of two trees for \$15,225 and Treescapes \$5,525 to do the same. Mike McGillivary shared that he had difficulty in getting Treescapes to prepare a written report and would prefer to table their proposal. There is a \$32,000 shortfall for tree maintenance. Mike McGillivary also informed the group that on June 17, 2021, there will be 3 crews to cut and thin trees at the Clubhouse.

MOTION: A motion was made by Mike McGillivary and seconded by Peggy Neary to approve \$20,700 to deadwood oak trees with Treescapes this year. The motion passed unanimously.

MOTION: A motion was made by Mike McGillivary and seconded by Laurence Stern to spend \$10,000 for tree work in Zone 1, as appropriate. Motion passed unanimously.

MOTION: A motion was made by Mike McGillivary and seconded by Peggy Neary to approve the Brightview proposal of \$6,815 for the removal of the three trees. Motion passed unanimously. Mike will continue to ask the city to remove the Dunlin tree.

Brightview's bid for enhancing the hedge on the greenbelt at Broomfirth was reviewed. **MOTION:** A motion was made by Mike McGillivary to approve Brightview's bid #7512631 for \$1,001.57 seconded by Laurence Stern and passed unanimously.

Brightview's proposal for the Hampshire slope at Evenstar was discussed. **MOTION:** A motion was made by Mike McGillivary to accept bid #7491440, not to exceed \$13,289.48 paid from reserves. The motion was seconded by Laurence Stern and approved unanimously.

Brightview proposal #252802 and Treescapes proposal #244931 were tabled.

Landscape - Tony Baird is working with a contractor to provide proposals for replacing the monument signs.

Pool – The tennis court card reader was damaged on May 31, 2021. It has since been repaired. Possible options for fully reopen were discussed. **MOTION:** A motion was made by Peggy Neary, seconded by Kelly Cannan, and carried unanimously to open the pool and tennis courts on June 15, 2021. With a return to regular hours and no restrictions, with the caveat that waivers must be signed to have pool cards activated. No parties or lessons will be permitted at this time. The Clubhouse will remain closed. The Board will determine next steps at the July Board Meeting. A letter will be sent to homeowners with the billing no later than June 15th.

Donna Yofan and Kelly Cannan to contact Cooksey's regarding Lifeguards and Pool Attendant scheduling going forward. Tennis courts will remain on the Omnify reservation system.

The General Session was adjourned to reconvene the executive session at 7:16 p.m.

The General Session was reconvened at 7:33 p.m.

Violations – Violation log was reviewed.

Architectural – New Committee member Ron Oster has been installed. The committee now stands at five members.

Finance – It was mentioned that the half yearly forecast would be done once June is closed. The general reserve funds status was reviewed.

FINANCIAL REPORT

The financial report for May 2021 was reviewed. **MOTION:** A motion was made by Mike McGillivray to accept the May 2021 financials as presented. The motion was seconded by Laurence Stern and passed unanimously. Mike McGillivray requested a breakdown of the printing and postage costs for May.

Delinquency Report – The delinquency report was reviewed. **MOTION:** A motion was made by Laurence Stern to file a lien against Lot #17701 for delinquent dues. The motion was seconded by Tony Baird and passed unanimously.

MANAGEMENT REPORT

The annual meeting is scheduled for July 14th at 7pm.

The return of in person Board Meetings begins July 14, 2021 for the Board only. Zoom Meetings will continue for guests that want to participate as well as board members that may not be able to attend in person.

OLD BUSINESS

Clubhouse Reopening- Mike asked that the clubhouse rental fees be added to the next agenda.

The Board decided not to reopen the clubhouse at this time. This will be revisited at the next meeting.

NEW BUSINESS

Generic Release Form for Property Damages - The Board reviewed the document provided by attorney, Bob Hillshafer. The Board agreed, the form would be acceptable for individual situations. Mike will try to use the Dunlin driveway as an example.

Nettlebrook / Lindengrove split rail fence proposal – The Board reviewed proposals to replace and remove the fence. The Board asked for additional proposals for vinyl fencing. Donna to leave a sample at the Clubhouse.

NEXT MEETING

The next Board of Directors meeting and annual member meeting will be at 5:30pm and 7pm on July 14th, 2021, respectively.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Jane Denning, Recording Secretary