

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

July 14, 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 5:33 p.m.

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

OTHERS PRESENT

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

APPROVAL OF MINUTES

MOTION: A motion was made by Kelly Cannan to approve the June 9, 2021, General Minutes as presented. The motion was seconded by Peggy Neary. Mike McGillivray requested an amendment to the minutes to show that the 1st cut of brush clearance was completed not all the of it. The motion passed unanimously as amended.

HOMEOWNER COMMENTS

A homeowner expressed that he wanted to get involved with the Association.

Another homeowner discussed her desire to re-establish the water aerobics group that had been meeting at the pool prior to Covid.

A third homeowner wanted to know when the Clubhouse will be open and if the Westlake Village Newcomers Club can expect to utilize the facility as they have in the past.

COMMITTEE REPORTS

Greenbelt - Mike McGillivray discussed Greenbelt landscape, trees, and brush. Irrigation has been an ongoing problem with the controller at East Hartglen. Mike conducted a walk through with Brightview on July 7th for zone 5. Sprinkler reconfiguration and maintenance were discussed. The following enhancements were made: Broomfirth hedges are planted with new irrigation. A new Weathertrak controller was installed at the clubhouse with programing to be completed by the end of this week. Awaiting a new lower bid for Evenstar/Hampshire slope. On June 30th, a walk though was done to look at trees in several areas with Treescapes. Mike met with Bert Duzy on June 23rd to look at Zones 1,3,5 and 6. With the goal of fire fuel reduction. Proposal has not yet been received.

MOTION: A motion was made by Mike McGillivray to rescind the prior approval for zone 5 and approve the revised proposal #264371 from Treescapes for \$13,046. The motion was seconded by Peggy Neary and carried unanimously.

On July 10th, there was an emergency due to a tree with broken limbs that fell into the back yard of 2085 Rosebay. Brightview was able to remove the immediate concern, however they did propose trimming to rebalance it safely for future growth. **MOTION:** A motion was made by Mike McGillivary to approve proposal #267988 at a cost of \$495.00. The motion was seconded by Peggy Neary and carried unanimously.

Pool – Malibu Pools submitted a proposal with two options for the re-surface of the kiddie pool. There was discussion among the board that Malibu Pools may have misunderstood what they really want done. The surface needs smoothing, not a full replacement. Linda to reach back out to Malibu. Another proposal was reviewed from Aqua Creations. The Board did not want to move forward with the Aqua Creations proposal.

Kelly Cannan indicated that with school starting on August 16th, Lifeguard services will not be needed on weekdays. She will follow up with Mike McGillivary on a revised budget.

Violations – Violation log was reviewed.

Architectural – Sherry Stern expressed concern about Property Owners starting architectural work prior to the Committee's approval. She is recommending a violation process and potential fines. She will set up a meeting with the Architectural Committee to discuss further.

Finance – General funds reserved status was reviewed. Additional funds are required to support Greenbelt and Tree services. **MOTION:** A motion was made by Mike McGillivary to borrow up to \$50k from reserves to complete the tree work outlined within the Tree Maintenance and Brush Clearing summary included in the board packet. The motion was seconded by Laurence Stern and carried unanimously.

Peggy Neary spoke about artwork, new tables and chairs for the Clubhouse. She is waiting on a formal proposal from the Designer.

FINANCIAL REPORT

The financial report for June 2021 was reviewed. **MOTION:** A motion was made by Mike McGillivary to accept the June 2021 financials as presented. The motion was seconded by Laurence Stern and passed unanimously. For next meeting's discussion there is a CD due to mature.

Delinquency Report – The delinquency report was reviewed. **MOTION:** A motion was made by Laurence Stern to send an intent to lien to Lot #41802. The motion was seconded by Kelly Cannan and passed unanimously.

MANAGEMENT REPORT

Monument - The Board asked that Dean from Royal Groundworx evaluate the monument at Westlake Blvd and Evenstar since a vehicle hit the monument. If there is damage, the Board would like a police report filed.

Picnic Tables - Two new picnic tables in the pool area were purchased and assembled at an additional cost, to be charged to the Patio Furniture reserve. The old tables need to be removed or given away. Jane will send an email to the community to see if anyone is an interest taking them.

Paint colors- Jane will re-send the PDF to the Architectural Committee for approval, prior to the Board's approval and posting on the Village Homes website.

Sympathy Card for Gerry the Handyman- Jane to send a card on behalf of the board.

OLD BUSINESS

Clubhouse Reopening/Westlake Village Newcomers Meetings - Donna to ask Bob Hillshafer if the waiver for the pool is sufficient for the clubhouse, if we need separate waivers for meetings and private parties? **MOTION:** A motion was made by Laurence Stern to open the Clubhouse pending review and indemnification resolution by Bob Hillshafer. Motion was seconded by Kelly Cannan and carried unanimously.

Clubhouse Rental Rates – **MOTION:** After reviewing the current rental rates, Tony Baird made a motion to increase the rates by 10%. The motion was seconded by Kelly Cannan and carried unanimously.

NEW BUSINESS

Generic Release Form for Property Damage – Mike McGillivary asked that Linda Merkle provide a sample completed waiver using the driveway reimbursement on Dunlin as an example.

Nettlebrook / Lindengrove split rail fence proposal – The Board reviewed proposals to remove and replace the fence along the greenbelt with wood and vinyl options. **MOTION:** A motion was made by Laurence Stern to accept the Fence Factory bid for replacing the wood rail fence at a cost of \$4,346. The motion was seconded by Peggy Neary and passed unanimously.

Monument Replacement & Landscaping Proposals – The Board asked for Royal Groundworx proposal to be resubmitted with a drawing and dimensions for the clubhouse monument, including the cost with electrical lights. Mike McGillivary suggested the lettering to be flush since certain lighting creates shadows which make it difficult to read.

Monument Accident Update – Discussed under the management report.

Wader Pool Proposals – Discussed under committee reports. The Board would like to know the timeframe for the work to be completed.

Homeowner Request – An email was reviewed from a homeowner regarding the use of the park off of Barrow Court being used as a dog park. An article will be added to the next Village Voice regarding dogs being always on leash. The Board agreed to send violation letters if violators can be accurately identified. Brightview will be asked to remove any items left for dog owners, including the bench if it continues to attract off-leash activity.

Board Comments – Annual meeting - The Board agreed to award one Amazon gift card in each denomination, as raffle prizes (\$100, \$50 and \$25) for anyone who returns their ballot, once quorum is met. Mike McGillivary recommends changing the language in the next mailing regarding the need for Homeowners to cast their vote even though there are 5 people running for 5 positions. The Board asked to be updated bi-weekly with the number of ballots received. One homeowner requested a ballot be mailed to them.

NEXT MEETING

The next Board of Directors meeting and annual member meeting will be at 5:30pm, August 18th, 2021.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:11 p.m.

ANNUAL MEETING

The Annual Meeting was not conducted due to a lack of quorum. The adjourned annual meeting is scheduled for August 18, 2021, at 7:00 p.m.

Respectfully submitted,
Jane Denning, Recording Secretary