

# *Village Homes Property Owners Association*

*1040 Evenstar Avenue, Westlake Village, CA 91361*

## **BOARD OF DIRECTORS MEETING**

September 08, 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 6:02 p.m.

**BOARD MEMBERS PRESENT** A quorum was established with Board Members, Michael McGillivray, Peggy Neary, and Kelly Cannan.

#### **BOARD MEMBERS ABSENT**

Tony Baird

#### **OTHERS PRESENT**

Kathy Emmons- Owner, The Emmons Company

Linda Merkle, Association Manager, The Emmons Company

Jane Denning, Recording Secretary, The Emmons Company

#### **APPROVAL OF MINUTES**

**MOTION:** A motion was made by Mike McGillivray to approve the August 18, 2021, General minutes as amended. The motion was seconded by Peggy Neary and carried unanimously.

#### **HOMEOWNER COMMENTS**

Two Homeowner's were present. One gentleman came to discuss the Pool Area and Clubhouse. He later volunteered to work with Peggy Neary and the Designer to select furniture and work on a plan for a makeover of the clubhouse. The second gentleman came to discuss trees and landscape and lighting, he later volunteered create a list of all the light posts by SCE number that need bulb replacement.

#### **COMMITTEE REPORTS**

##### **Greenbelt Report:**

**Landscape-** Irrigation, the committee is trying to schedule a walk through for all other zones in September. Brightview has had some staffing challenges. No new **Enhancements** currently.

**Trees:** The majority of oak Deadwooding on owners' property was done on Aug. 30, 31 and 9/1. Completion is scheduled for Sept. 13<sup>th</sup> with a total of 30 oaks on the list. In zone 5 work was completed on Aug. 16. One tree was overlooked and a new bid to remove it is pending. **MOTION:** A motion was made by Mike McGillivray to approve Treescapes bid #289542 for the Aleppo pine removal on the greenbelt near Dewberry for \$4875.00. An additional fee of up to \$300 for grinding of the stump to come from reserves. The motion was seconded by Peggy Neary and carried unanimously. **Brush-** Bids have been approved and in review for scheduling. **Other-** Two homes on Rimcrest have drainpipes leading into the middle of the Evenstar Hill, bids from Brightview are pending. The budget for tree maintenance and brush clearance remains at approximately a \$40,000 deficit.

**Pool** – Kelly Cannan reported issues with the lights coming on at dark. She will meet with landscapers to investigate. **Cleaning of the pool area** is good through the end of October. The topic of the **resurface of the little pool has been tabled till the 2022 budget**. Kelly to terminate the online reservation system. Jane Denning to post a paper sign up sheet at the court.

**Violations** – Violation log was reviewed.

**Architectural** – The Committee has requested the spreadsheet to be amended to show the past months activity for each board packet and not the entire sheet.

**Finance** – Mike Mc Gillivary noted concern for an **elevated water bill** on a meter that had been an issue in the past. Mike has asked that Linda work on that. Mike also asked on behalf of the board that the Management report include updates on things that happen in between meetings. **A new CD was purchased** at the “Relationship Rate” of .20 percent.

### **FINANCIAL REPORT**

The financial report for August 2021 was reviewed. **MOTION:** A motion was made by Mike McGillivary to accept the August 2021 financials as presented. The motion was seconded by Peggy Neary and passed unanimously.

**Delinquency Report** – The delinquency report was reviewed.

### **MANAGEMENT REPORT**

**Clubhouse office furniture- MOTION:** A motion was made by Peggy Neary to order the Deskmakers U shaped desk with credenza, not to exceed \$3000.00 plus tax. The motion was seconded by Mike McGillivary and passed unanimously. **MOTION:** A motion was made by Mike McGillivary to nominate Eric Humphreys to join the Clubhouse Committee. The motion was seconded by Peggy Neary and passed unanimously.

**Broken Fence between Lindengrove and Nettlebrook-** Mike voiced concern about dry rot on the 4X4 post near the turn style, Linda to contact Fence Factory.

**Monuments-** Work has begun at Triunfo and Hampshire. Kelly Cannan met with Dean and Tony to discuss landscaping. Kelly to obtain estimates for Linda.

**Pool Clock Timer-** Brightview will be coming to make repairs.

**No electricity for sprinklers on Lindengrove and Basswood-** Brightview is digging the trench and will work with the electrician to get this repaired.

### **OLD BUSINESS**

The clubhouse remains closed due to the county indoor mask mandate.

### **NEW BUSINESS**

**Peggy Neary** to arrange a meeting with **Susan the designer** at the club house to see the office desk materials and materials being considered.

**Linda Merkle and the Board** to continue to look at the maintenance history for the strip of land at Triunfo and Westlake that is dying.

**Appointment of Interim Board Member-** Ron Oster has volunteered to sit on the Board. Ron has 26 years of experience as an Educator and Administrator. He also has spent time in the Architectural, Data Base and Graphic design fields. **MOTION:** A motion was made by Mike McGillivary to appoint Ron Oster to the Board to serve

to the conclusion of the election. The motion was seconded by Peggy Neary and passed unanimously. Linda Merkle to get an onboarding package sent to Ron.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:41 p.m.

**NEXT MEETING**

The next Board of Directors meeting and annual member meeting will be at 6:00pm on Oct 13th, 2021.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Jane Denning,  
Recording Secretary