

Village Homes Property Owners Association
Board of Directors Annual Election
Tuesday, October 14th, 2025 – 6:00 p.m.

Location:

Village Homes Clubhouse : 1040 Evenstar Ave, Westlake Village

AND

Via Zoom

Meeting ID: 884 4905 9531

REGULAR SESSION AGENDA

1. Call to Order and Establish Quorum of the Board
2. **Approval of Minutes:**
 - a. **General Minutes 9.9.2025** p.13-15
3. **Homeowner Comments (limited to three (3) minutes)**
Member Comments: Comments shall be limited to 3 minutes per speaker and may address any relevant issue that is or is not on the current agenda. No action will be taken on public comments, except they may be incorporated into a future meeting agenda item.
4. President: Year – At -A- Glance Review Monthly Goals/ Items for the month of October p.16
5. Active Business
 - a. Community Practice Items of Note – ae p.17-20
 - i. AB 130 Updates from CAI
 - ii. New Rules Policy
 - iii. New Templates for Violations/hearing/hearing results p.21-30
 - b. CC&R's / Bylaws th / mm
 - c. Pool Fencing/Illegal Use of Pool – kc
 - d. Slade Landscaping Contract p.31
 - e. Cooksey Contract
 - f. Powerstone Contract

Inactive Business

 - a. Broken wall on Twinfoot – ae
 - b. Dewberry – Roots under driveway mm/jd
 - c. Waterby Drain on Common Area Grass mm/jd
 - d. Owner Tenant Form Enforcement
 - e. Pool Deck kc
6. Committee Reports
 - a. Greenbelt – mm
 - i. Slope at Lindengrove
 - ii. Greenbelt Financial Report p.32
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - i. Clubhouse Rental Agreement Update jd/kc
 - d. Finance – mm p.33
 - i. 2026 Budget p.36

- e. Architectural – mm
 - i. Architectural Log p.37
 - ii. Lot 14302 Rimcrest
 - f. CD Renewals (fyi only)
 - i. Goldman Sachs/4.10% - 12.24.25
 - ii. PNC Bank/4.25% 2.20.26
 - iii. Comenity Bank/ 4.25% 8.11.26
 - g. Violations Monitoring- Bi
 - i. Violations Report p.38-52
- 7. Financial Report- mm (end of packet) (P.65-115)**
 - a. August Financials
 - b. Liens
- 8. New Proposals – (Confirm Coding)**
 - a. TreeScapes Deadwood Removal (insert)
 - b. CPF Masonry (Deferred) p.53-54
 - c. Wayne Nakamura – Pilasters p.55-56
 - d. Patio Furniture Revival p.57
- 9. Ratify Proposals/Invoices– (Confirm Coding)**
 - a. HP Plumbing– Emergency Bathroom Repairs p.58
- 10. Management Reports – ae/jd** p.59
 - a. Action Item Spreadsheet p.60-64
 - b. Maintenance Report
- 11. Board Comments**
- 12. Schedule Next Meeting – November 11th (Zoom)**
- 13. Adjourn**

EXECUTIVE MEETING NOTICE AND AGENDA: The Board of Directors may have called an Executive Meeting prior to this meeting to discuss legal matters and member violations.

RECORDING MEETINGS: The Recording of Regular board meetings is prohibited by Civil Code.

Village Homes Property Owners Association
~ BOARD OF DIRECTORS MEETING ~
Tuesday, October 14th, 2025 – 5:30 p.m.

Location:
Village Homes Clubhouse : 1040 Evenstar Ave, Westlake Village
AND
Via Zoom

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Minutes September 9th, 2025** **p.1**
- 3. Delinquency Log** **p.2-7**
- 4. Hearings (none)**
- 5. WLB Wall Project / Insurance claim update**
- 6. Lot 40002 – Foreclosure Update (if applicable)** **p.8-12**

Adjourn