

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

September 9th, 2025

General Minutes

CALL ORDER AND ESTABLISH QUORUM

The General Meeting of the Board of Directors of The Village Homes Property Owners Association was called to order via teleconference at 6:02 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:02 p.m. with Board Members, Kathy Chapman, Mike McGillivray, Bi Mo, Ros Armitage, and Tony Baird in attendance.

OTHERS PRESENT

Angeline Elmasian, Association Manager, Powerstone Property Management / Emmons Company
Jane Denning, Onsite Manager, Powerstone Property Management / Emmons Company

APPROVAL OF MINUTES

MOTION: A motion was made by Mike McGillivray to approve the General Meeting Minutes of August 12th, 2025, as presented. The motion was seconded by Bi Mo. There was one abstention, however the motion did pass.

HOMEOWNER COMMENTS

Resident, Craig Chretien, was present. He had no comments.

NAMING OF BOARD OFFICERS

MOTION: A motion was made by Bi Mo to nominate Kathy Chapman as the **Board President**. The motion was seconded by Ros Armitage and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Tony Baird to remain as the **Vice President**. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Bi Mo to remain as **Director at Large**. The motion was seconded by Ros Armitage and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Mike McGillivray to remain as **Treasurer**. The motion was seconded by Bi Mo and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Ros Armitage to the position of **Secretary**. The motion was seconded by Mike McGillivray and passed unanimously.

NAMING OF COMMITTEE MEMBERS

MOTION: A motion was made by Kathy Chapman to continue with the existing members of the **Clubhouse/Pool Committee**, Herself, Ros Armitage, and Jane Denning. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Mike McGillivray to Nominate Bryan Hill to remain on the **Greenbelt Committee**. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to Nominate Todd Hess to remain on the **Finance Committee**. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to keep the current members of the **Architectural Committee**, Mike McGillivray, Isabelle Mueller-Gupta, Pat Waldhaz, Sherry Stern and Ron Oster. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Tony Baird to remain on the **Landscape Enhancement Committee**. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Kathy Chapman to nominate Bi Mo to remain on the **Violation Committee**, with the addition of Craig Chretien. The motion was seconded by Mike McGillivray and passed unanimously.

YEAR-AT-A-GLANCE

The Calendar was reviewed. It was discussed to turn off the pool heat sometime in mid-October, contingent on weather conditions. Notice to be posted on the website upon deciding.

ACTIVE BUSINESS

MOTION: A motion was made by Kathy Chapman to adopt the proposed draft of The Rules and Regulations to include new verbiage in compliance with the AB130 Law. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Mike McGillivary to approve one hour of legal expense to create a hearing template for hearing results to be compliant with the AB130 Law. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivary to approve a reimbursement to the Owner of Lot #17402 not to exceed \$850.00 to repair roof damage caused by a POA tree. The motion was seconded by Kathy Chapman and passed unanimously.

The pool gate hardening was discussed. The bid from the vendor is still outstanding.

COMMITTEE REPORTS

Greenbelt:

The Tree Maintenance finance report was reviewed. Treescapes will begin tree maintenance next month.

Pool/ Clubhouse: Ros Armitage presented the Committee's report. The 2026 Lifeguard budget needs to be worked on. Estimates to repair the handicap lifts need to be worked on. Parking lot repaving bids need to be investigated. Work will begin on winterizing items in the pool deck area.

Finance Committee:

The 2026 Budget items need to be gathered and presented from all committee members. The Budget approval process is underway. The reserve status was reviewed. We are at \$400,000.00, which is good.

Landscape Enhancements:

Waiting on the estimate for replanting along WLB.

Architectural Committee:

The log was reviewed. We need to remain vigilant in identifying home flippers doing work without approval in the Community.

Violation Committee:

Bi Mo addressed the group regarding the current status of the Violation Report.

FINANCIAL REPORT:

The financial report was reviewed. The number of Owners with past due assessments is at fifty. **MOTION:** A motion was made by Mike McGillivary to write off balances of \$1.00 or less. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivary to accept the August financials as presented with changes to reflect in September financials. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Kathy Chapman to file a Lien on Lot# 333202. The motion was seconded by Mike McGillivary and passed unanimously.

Tax filings were discussed. Mike needs to review.

NEW PROPOSALS

The Proposal from CPF Masonry for repairs to cracks on the WLB wall was deferred.

MOTION: A motion was made by Mike McGillivary to approve Slade Proposal # 6095 for \$489.00 to be charged to Greenbelt Maintenance. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Kathy Chapman to approve **\$850.00** for an assessment of Oak Trees on the Greenbelt at Triunfo and a few Coastal Live Oaks behind Brightstone, to be billed to Tree Maintenance. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#1123826** for **\$13,511.00** to be billed to tree maintenance. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#1118391** or **\$4,505 .00** to be billed to tree maintenance. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#118392** or **\$1,955.00** be billed to the reserves. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#100421** not to exceed **\$34,798.00**, some may be paid from the reserves, will wait on direction from Mike. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#1100414** not to exceed **\$24,895.00**, some may be billed to the reserves, will wait on direction from Mike. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Treescapes Proposal **#1100379** not to exceed **\$35,285.00**. Some may be paid from the reserves, will wait on direction from Mike. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to borrow up to **\$50,000.00** from Reserves for tree work to be fully paid back in 2026. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to ratify the following Slade Proposals: **#6223** for **\$359.99**. **#6224** for **\$181.00**. **#6225** for **\$668.00**. **#6226** for **\$668.00**. **#6627** for **\$265.00**. All to be coded to **5310**. The motion was seconded by Kathy Chapman and passed unanimously.

MANAGEMENT REPORT:

The Management Report was reviewed. The second round of brush clearance is still outstanding.

MOTION: A motion was made by Kathy Chapman to **issue a lien on Lot # 9402**. The motion was seconded by Todd Hess and passed unanimously.

Lot #33002 was discussed. A hold was placed on the lien process until the next meeting.

BOARD MEMBER COMMENTS:

None

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 8:01 pm. The next Board of Directors General Meeting will be held via Zoom and in person at the Clubhouse at 6:00 pm on Tuesday October 14th, 2025 at which time we hope to have the vote count for the new CC&R's.

Respectfully Submitted,
Jane Denning, Recording Secretary
The Powerstone-Emmons Co.