

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

January 13, 2026

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 6:09 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:09 p.m. with Board Members, Kathy Chapman, Mike McGillivray, Bi Mo, Tony Baird, and Ros Armitage 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 Kathy Chapman to approve the General Meeting Minutes December 9, 2025, as presented. The motion was seconded by Mike McGillivray and passed unanimously.

HOMEOWNER COMMENTS

No Owners were present.

YEAR-AT-A-GLANCE

The Calendar was reviewed.

ACTIVE BUSINESS

Updated Violation Procedure and Letter Templates were reviewed and discussed.

The CC&R's/ Bylaws Vote was discussed.

MOTION: A motion was made by Mike McGillivray to nominate Todd and Lorella Hess, Janet Wall, Ron and Kathy Oster, Todd Mark and Shirley and Greg Gordon to the CC&R Nomination Committee. The motion was seconded by Kathy Chapman and passed unanimously.

The Board reviewed the correspondence from an Owner with CC&R's/ **Bylaws voting related concerns**.

The **Board Election Timeline** was presented and reviewed. Date corrections were noted.

The **damages to the fence at Hartglen** was discussed as per the Owners request. **MOTION:** A motion was made by Kathy Chapman to send an offer letter to pay for 60 percent of fence reroute/repair. The motion was seconded by Mike McGillivray and passed unanimously.

Correspondence sent in by an Owner concerned with the aesthetics of the future **Oaks Christian Campus** on Evenstar was discussed.

The **identification of health and safety violation** criteria was discussed. Fines of up to \$1,000.00 can be issued for specific health and safety violations. Ros to work on a list to be reviewed at the next meeting.

The **Reserve Study** was deferred to the next meeting as additional information is needed from Powerstone-Emmons.

Dumping of trash along Waterby St. was discussed. An article on the topic will be placed in the next newsletter.

MOTION: A motion was made by Tony Baird to have SLADE begin work on the WLB Relandscape Project contingent on the metal fence being repaired where needed. The motion was seconded by Kathy Chapman and passed unanimously.

COMMITTEE REPORTS

Greenbelt

The Tree Maintenance Finance spread sheet was reviewed.

Landscape Enhancements

No Report.

Pool/ Clubhouse

No Report.

Architectural Committee

No Report.

Finance Committee

The Reserve Fund Status was reviewed. CD Renewal were discussed; one renewal was completed in December.

Violation Committee

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

FINANCIAL REPORT

MOTION: A motion was made by Mike McGillivray to approve **the November Financials** because of the corrections made in December. The motion was seconded by Kathy Chapman and passed unanimously.

The **December Financials** were reviewed with a positive end-of-year outcome shown. **MOTION:** A motion was made by Mike McGillivray to temporarily approve the December Financials to submit to the Auditors. The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivray to **not assess any late fees or interest on dues for the next 30 days**. The motion was seconded by Kathy Chapman and passed unanimously. An email blast will be sent to remind Owners to update their banking information reflecting the dues increase from \$260.00 to \$275.00.

NEW PROPOSALS

CPF Masonry has been deferred. The item to be removed pending settlement of the Insurance Claim for the WLB Wall.

The proposal from Kashou for repairs to the stucco wall at the pool area for \$2,375.00 was deferred pending additional bids.

Treescaping Proposal #1210410 was reviewed. **MOTION:** A motion was made by Kathy Chapman to approve, contingent on Angie's attempt to negotiate with Treescaping for a better price. To be charged to the Reserves. The motion was seconded by Mike McGillivray and passed unanimously.

PROPOSALS TO RATIFY

MOTION: A motion was made by Kathy Chapman to ratify emergency tree work performed by Slade. **Proposal # 6485 for \$3,603.00** to be charged to the Reserves. The motion was seconded by Mike McGillivray and passed unanimously.

MANAGEMENT REPORT

The Management Report was reviewed. Trip hazard repairs are to be done January 14th and 15th.

BOARD MEMBER COMMENTS

Ninety-six people have already pre-paid their 2026 assessments at the old rate. Those Owners will need to be contacted to clear the remaining balance as a result of the dues increase.

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 8:11pm. The next Board of Directors General Meeting will be held in person at the Clubhouse and via Zoom at 6:00 pm on Tuesday February 10th, 2026.

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