

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

February 10th, 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 5:55 pm.

BOARD MEMBERS PRESENT

A quorum was established at 5:55 p.m. with Board Members, Kathy Chapman, Mike McGillivray, Tony Baird, and Ros Armitage in attendance. Bi Mo Joined the meeting at 6:16pm.

OTHERS PRESENT

Angeline Elmasian, Association Manager, Powerstone Property Management / Emmons Company

Jane Denning, Onsite Manager, Powerstone Property Management / Emmons Company

Garret Freeman- Chief Operating Officer- Oaks Christian School

Tara Morrow- Principal TK-8- Oaks Christian School

Paul and Matthew Bedigian- Residents and Telecommunication Sales

APPROVAL OF MINUTES

MOTION: A motion was made by Kathy Chapman to approve the General Meeting Minutes January 10th, 2026, as presented. The motion was seconded by Mike McGillivray and passed unanimously.

HOMEOWNER COMMENTS

Fourteen Homeowners joined in on Zoom. They had questions for the guest speakers from Oaks Christian School. Topics ranging from landscape, security, parking duration of the lease and the building and modular classrooms.

Two other owners who reside on Silverspring attended in person and had additional questions for the guest speakers about the noise the school could bring to the neighborhood.

Paul and Matthew Bedigian spoke about introducing the possibility of **bulk services for internet and streaming services** for the Village Homes Community. More information was requested from the Board to review in more depth.

YEAR-AT-A-GLANCE

The Calendar was reviewed.

ACTIVE BUSINESS

There were no **Community practice** items of note.

Updated Violation Procedure and Letter Templates need to be combined into one document.

Selection of the Inspectors for the Annual Election needs to be on the next agenda for a Motion.

The **CC&R's/ Bylaws Vote** was discussed. **Current tallies at the time of the meeting were Bylaws: 189 and CC&R's:187.**

MOTION: A motion was made by Mike McGillivray to nominate **Kathleen Oates** and **Sherry Stern** to the CC&R Nomination Committee. The motion was seconded by Kathy Chapman and passed unanimously.

The identification of health and safety violation criteria was discussed. **MOTION:** A motion was made by Mike McGillivray to include the following verbiage: **"All trees, shrubs and vegetation located on a lot shall be properly maintained so as not to create a health, safety, or fire hazard. Overgrown, dead, diseased, structurally compromised or improperly maintained trees that pose a risk of falling, limb failure, obstruction of emergency access, or increased wildfire risk are expressly declared a health and or safety hazard."** The motion was seconded by Kathy Chapman and passed unanimously.

COMMITTEE REPORTS

Greenbelt

The Tree Maintenance Finance spread sheet was reviewed. The budget for 2026 is going to exceed plan. The committee is looking for tree planting suggestions to replace fallen trees in the common areas.

Landscape Enhancements

Tony Baird presented estimates from Slade for planting along the fence on WLB. **MOTION:** A motion was made by Mike McGillivray to approve the planting in sections 1&2 to replace the dying oleanders. Slade Proposal #6259R2 for \$30,839.00 and Slade Proposal #6318R1 for \$30,839.00. The motion was seconded **by Kathy Chapman** and passed unanimously.

Quotes to repair the damaged areas of fencing along WLB remain outstanding.

Pool/ Clubhouse

Ros Armitage addressed the group with details from the previous Committee meeting.

Architectural Committee

No Report

Finance Committee

No Report. The reserve Draft was not up to date. The annual audit is underway. CD Renewal was discussed. **MOTION:** A motion was made by Mike McGillivray to approve the finance Committee determining the **renewal of the PNC Bank CD**. The motion was seconded **by Kathy Chapman** and passed unanimously.

Violation Committee

Bi Mo addressed the group regarding the status of the Violation Report. Several homes are on the list for needing to be repainted. Four lots are in the lineup for Hearings. Lots #17601,12401, 33402, and 23301 for painting. Lot #23301 needs a hearing for landscape maintenance as well. Lot# 22201 needs to be checked for compliance regarding their January hearing determination.

FINANCIAL REPORT

The reserve fund status was incorrect. **MOTION:** A motion was made by Mike McGillivray to not approve the financial report as presented. The motion was seconded **by Kathy Chapman** and passed unanimously. Will defer to the March meeting.

MOTION: A motion was made by Mike McGillivray to write off any balances of \$1.00 or less. The motion was seconded **by Kathy Chapman** and passed unanimously.

MOTION: A motion was made by Mike McGillivray to place a lien on Lot#12702. The motion was seconded **by Kathy Chapman** and passed unanimously.

NEW PROPOSALS

MOTION: A motion was made by Kathy Chapman to approve the proposal to **update the technology for the Brivo Pool Fob System for \$3,691.24** to be charged to the reserves. The motion was seconded **by Ros Armitage** and passed unanimously.

MOTION: A motion was made by Kathy Chapman to approve the **Wayne Nakamura proposal of \$875.00** to repair the metal fence on **Lot# 8502 that was damaged by a POA tree**. The motion was seconded **by Ros Armitage** and passed unanimously.

PROPOSALS TO RATIFY

MOTION: A motion was made by Kathy Chapman to ratify **emergency irrigation repairs** performed by Slade, proposals **#6504 for \$164.00. Proposal #6502 for \$899.00** is to be charged to the Reserves. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify emergency irrigation repairs performed by Slade, proposal **#6497 for \$ 426.00** to be charged to Operating. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify emergency plumbing repairs for the men's urinal. **HP Plumbing invoice #33000 for \$370.00** to be charged to Clubhouse Maintenance. The motion was seconded **by Ros Armitage** and passed unanimously.

MANAGEMENT REPORT

The Management Report was reviewed. The sidewalk hazard reduction work has been completed.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 8:12pm. The next Board of Directors General Meeting will be held via Zoom at 6:00 pm on Tuesday March 10th, 2026.

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