

# *Village Homes Property Owners Association*

*1040 Evenstar Avenue, Westlake Village, CA 91361*

## **BOARD OF DIRECTORS MEETING**

March 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 6:07 pm.

#### **BOARD MEMBERS PRESENT**

A quorum was established at 6:07 p.m. with Board Members Kathy Chapman, Mike McGillivray, Tony Baird, Bi Mo, 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 February 10<sup>th</sup>, 2026, as presented. The motion was seconded by Mike McGillivray and passed unanimously.

#### **HOMEOWNER COMMENTS**

##### **Five Homeowners joined in on Zoom**

Two Owners from Waterby Street spoke about their concerns with the removal of the oleander shrubs along WLB. Another Owner volunteer was present with recommendations for the Compliance Committee.

#### **YEAR-AT-A-GLANCE**

The Calendar was reviewed.

#### **ACTIVE BUSINESS**

There were no Community practice items of note.

**Lack of Ownership information** was discussed. Many accounts lack phone and email information. More research is needed to find a remedy for this.

**2026 Board Election was discussed. MOTION:** A motion was made by Kathy Chapman to appoint Todd Hess and Kelly Cannan as back up as Inspector of the Election. The motion was seconded by Ros Armitage and passed unanimously.

The CC&R's/ **Bylaws Vote** was discussed. Current tallies at the time of the meeting were **Bylaws: 196 and CC&R's:194**. The **CC&R door knocking campaign** was discussed and needs to be wrapped up by this weekend.

The **Draft Reserve Study and the Audit** will be presented at the April Meeting.

The **WLB Relandscape Project** was discussed. Repairs to slump stone pillars and wrought iron are needing repairs and comparative estimates.

The **Health and Safety Violation Listing** was reviewed. **MOTION:** A motion was made by Kathy Chapman to treat items 3 through 11 as Health and Safety Violations. 3. Unsafe, unstable, or deteriorated structures or improvements. 4. Falling or collapse hazards involving buildings, walls, or landscape features. 5. Unsecured construction materials or equipment. 6. Conditions that obstruct safe pedestrian or vehicle access, including visual obstructions. creating unsafe conditions for drivers or pedestrians. 7. Leaks or drainage issues affecting walkways, structures, or common areas. 8. Accumulation of garbage, debris, or waste creating unsanitary conditions which could attract rodents, insects, or other pests. 9. Aggressive or uncontrolled animals 10. The use of motorized or electric scooters, bikes etc. on greenbelt sidewalks or common areas. 11. Conditions involving animal waste that pose health concerns. **The motion was seconded by Mike McGillivray and passed unanimously.**

## COMMITTEE REPORTS

### Greenbelt

The Tree Maintenance Finance spread sheet was reviewed. The projected spend for 2026 is going to exceed budget. The Board approved the planting of a Magnolia tree to replace the fallen tree at the clubhouse. A full bid for all new trees will be presented at the next meeting.

### Pool and Clubhouse

Ros Armitage addressed the group with details from the previous Committee meeting. The pool opening was discussed. Estimate was collected from the pool service for replacement to a pool light, and a pump for the kiddie pool. The pool heaters will start April 1<sup>st</sup>, with April 6<sup>th</sup> being the opening day. An estimate was received for repairs to the pool lifts. There was water intrusion in the restroom entryway by the outdoor shower. Estimates are being collected on that also. The pergolas are experiencing some fungus growth. We are looking for estimates to remove that.

### Landscape Enhancements

Tony Baird discussed the WLB relandscape project in Active Business. Quotes to repair the damaged areas of fencing along WLB remain outstanding.

### Architectural Committee

**MOTION:** A motion was made by Mike McGillivray to **remove Sherry Stern** from the Architectural Committee and **appoint Shirley Gorden in her position**. The motion was seconded by Kathy Chapman and passed unanimously.

### Finance Committee

The reserve fund status was reviewed. CD Renewals were discussed.

### Violation Committee

Bi Mo addressed the group regarding the status of the Violation Report. There were thirteen new infractions and five were resolved. Three lots are in the lineup for Hearings at the April meeting due to poor landscape maintenance. Lots #4003, 22201 and 802. **Lot# 22201** still needs to be checked for compliance regarding their January hearing determination.

## FINANCIAL REPORT

The financials were reviewed.

**MOTION:** A motion was made by Mike McGillivray to approve the **January financials** due to the corrections that were made in February. The motion was seconded **by Kathy Chapman** and passed unanimously. **MOTION:** A motion was made by Mike McGillivray to approve the **February financials** as presented, contingent that the erroneous loan payments will be corrected for the April meeting. The motion was seconded **by Kathy Chapman** and passed unanimously.

## NEW PROPOSALS

**MOTION:** A motion was made by Mike McGillivray to approve the proposal from Aqua Leisure Services to repair the two ADA lifts at the pool for \$1781.68 to be charged to Operating Maintenance. The motion was seconded **by Ros Armitage** and passed unanimously.

**MOTION:** A motion was made by Kathy Chapman to approve the **Clear Conceptz proposal #1020** for a replacement pool light in the big pool for **\$3,020.00** to be billed to the Reserves. The motion was seconded **by Ros Armitage** and passed unanimously. **MOTION:** A motion was made by Kathy Chapman to approve the **Clear Conceptz proposal #1047** for a new pump for the kiddie for **\$1,612.00** to be billed to the Reserves. The motion was seconded **by Ros Armitage** and passed unanimously.

**MOTION:** A motion was made by Mike McGillivray to approve the **Earthquake Insurance Renewal for \$7,350.00**. The motion was seconded **by Kathy Chapman** and passed unanimously.

**MOTION:** A motion was made **by Ros Armitage** to approve the **JC Andersen proposal to repair the termite damage, caulk, and paint to one of the pergola post bases at the pool area for \$1,600.00**. The motion was seconded **by Kathy Chapman** and passed unanimously.

**MOTION:** A motion was made by Ros Armitage to approve the **JC Andersen proposal to tighten the corner joints, caulk, prime and paint fifteen pergola post bases at the pool area for \$2,600.00**. The motion was seconded by Kathy Chapman and passed unanimously.

**MOTION:** A motion was made by Kathy Chapman to approve the **2026 Cookseys Lifeguard Contract** contingent that Sunday's hours be switched from 1-7pm to 1-5pm. The motion was seconded **by Ros Armitage** and passed unanimously.

**Proposals for the Tennis Court Screens** were deferred pending additional information. **Proposals for the stucco walls at the pool** were deferred to the fall.

**MOTION:** A motion was made by **Mike McGillivray** to approve **Treescapers proposal #1247568 for the removal of two Aleppo Pines** on Dewberry for \$5,950 per tree **total of \$11,900.00**. A pre-approval was also included for a third nearby tree if the price does not exceed the cost of the other tree removals making the **total bid \$17,850.00**. Something to be planted in their place in the future. Bill to the Reserves.

**Proposals for the WLB Wall/Pillars** were deferred pending additional information.

#### **PROPOSALS TO RATIFY**

**MOTION:** A motion was made by Mike McGillivray to ratify Slade proposal **#6621 for \$2,244.00 to install 500 ft. of black shade curtains along WLB** to be charged to Operating Maintenance. The motion was seconded by Kathy Chapman and passed unanimously.

**MOTION:** A motion was made by Kathy Chapman to ratify Slade proposal **#6652 for \$718.00 to replace a failed irrigation valve on Sandpiper** 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 Slade proposal **#6633 for \$718.00 to replace a failed irrigation valve at WLB between Evenstar and Hampshire** to be charged to be charged to the Reserves. The motion was seconded by Ros Armitage and passed unanimously.

**MOTION:** A motion was made by Mike McGillivray to ratify **Wayne Nakamura fence repairs at 2359 Silverspring** for **\$1,325.00** to be charged to Greenbelt Maintenance. The motion was seconded by Ros Armitage and passed unanimously.

**The Proposal from Treescapers for emergency tree removal on the Greenbelt behind 2359 Silverspring** was deferred to the April meeting pending additional information.

#### **MANAGEMENT REPORT**

The Management Report was reviewed.

#### **BOARD MEMBER COMMENTS**

None

#### **ADJOURNMENT**

There being no further business, the General Meeting was adjourned at 9:16 pm. The next Board of Directors General Meeting will be held in person at the Clubhouse and via Zoom at 6:00 pm on Tuesday April 14th, 2026.

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