

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

April 14th, 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 at 6:03 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:03 p.m. with Board Members Kathy Chapman, Mike McGillivray, Tony Baird, and Ros Armitage and Bi Mo in attendance.

OTHERS PRESENT

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

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

One Owner in Person and One on Zoom

APPROVAL OF MINUTES

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

HOMEOWNER COMMENTS

The Owner of Lot# 13201 Had questions about the WLB planting project. She spoke about her concerns with the lack of privacy she has been dealing with since the removal of the Oleanders.

YEAR-AT-A-GLANCE

The Calendar was reviewed. Nomination Forms for a position on the Board were discussed.

ACTIVE BUSINESS

Community practice items of note were presented. Lack of Ownership information was discussed and deferred for legal advice.

2026 Board Election Calendar was reviewed.

The CC&R door knocking campaign was discussed, A file with the information of Owners needing new ballots was sent to The Inspectors of Election. We will wait for an updated count once those have been sent out and returned.

The Reserve Study was presented and reviewed. MOTION: A motion was made by Kathy Chapman to approve the Reserve Study as presented. The motion was seconded by Mike McGillivray and passed unanimously.

The 2025 Audit was presented and reviewed. MOTION: A motion was made by Kathy Chapman to approve the 2025 Audit as presented. The motion was seconded by Mike McGillivray and passed unanimously.

Both the **Audit and the Reserve Study** will be mailed together to the Membership.

The WLB Relandscape Project was discussed. The wrought iron all along WLB is failing, some panels are worse than others, and it was determined to be more cost effective to replace all now, vs waiting for pieces to fall off. Similarly, more than half the pillars between the panels of fence are in terrible shape, and the rest are compromised. It is better to replace them all at once and get the job done correctly and with only a one-time disruption.

COMMITTEE REPORTS

Greenbelt

The Tree Maintenance Finance spread sheet was reviewed. Brush clearance and weed abatement was discussed to take place next month.

Pool and Clubhouse

Ros Armitage addressed the group with details from the previous Committee meeting. The Pool light was replaced, work on the gates was completed as well as the upgrade to the key card system. Work begins on the pergola bases before the end of the month.

Landscape Enhancements

Tony Baird discussed the WLB relandscape project in Active Business. There were no other enhancements at this time.

Architectural Committee

Mike McGillivary addressed the group regarding the status of the Violation Report. There were seven new applications submitted with four that were approved. There are two properties that are being reviewed for accuracy to the original applications submitted.

Finance Committee

The reserve fund status was reviewed. There are corrections needing to be made by Powerstone-Emmons. The WLB wall remains the main expenditure.

Violation Committee

BI Mo addressed the group regarding the status of the Violation Report. There were eight new infractions with three that were resolved. Lot # 803 was discussed. Committee to make recommendations to the Board prior to the next meeting.

FINANCIAL REPORT

The financials were reviewed.

MOTION: A motion was made by Mike McGillivary to not approve the March Financials due to discrepancies in the reserve account. The motion was seconded by **Kathy Chapman** and passed unanimously.

Liens were discussed. **MOTION:** A motion was made by Mike McGillivary to **file a lien on lot #12702** for unpaid dues, contingent on Bob Hillshafer's legal advice. The motion was seconded by **Kathy Chapman** and passed unanimously.

NEW PROPOSALS

MOTION: A motion was made by Kathy Chapman 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 **Slade proposal # 5261 for \$8275.00 for new trees to include a Canephor tree in lieu of the Bradford Pear**. Bill to reserves. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Mike McGillivary to **approve Wayne Nakamura's bid** to replace all the wrought iron fencing along WLB FOR \$49,575.00, and **CPF Masonry's bid to replace thirty-eight pilasters** along WLB not to exceed \$20,000.00. All to be billed to the reserves. The motion was seconded by Kathy Chapman and passed unanimously.

The reserve Study Proposal was deferred to get more information on the exact time to be covered.

Slade Proposal #6649 was no longer relevant.

PROPOSALS TO RATIFY

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6639 for \$718.00 to repair a failed valve at Dewberry**, to be charged to the reserves. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6640R1 for \$214.00 to repair a broken lateral at Rosebay**, to be charged to Operations. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6648 for \$820.00 to repair a broken vale at the tennis court**, to be charged to the reserves. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6670 for \$156.00 to replace irrigation parts**, to be charged to Operating. The motion was seconded by Mike McGillivary and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6674 for \$928.00 to replace a broken main line at WLB**, to be charged to the maintenance. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Treescapers proposal #388344239 for \$6,210.00 for emergency tree removal near Silverspring** to be charged to reserves. The motion was seconded by Mike McGillivray and passed unanimously.

MANAGEMENT REPORT

The Management Report was reviewed.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

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

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