

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

May 12th, 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 6:06 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:06 p.m. with Board Members Kathy Chapman, Mike McGillivray, Ros Armitage, and Bi Mo in attendance.

BOARD MEMBERS ABSENT

Tony Baird

OTHERS PRESENT

Angeline Elmasian, Association Manager, Powerstone Property Management / Emmons Company
Jane Denning, Onsite Manager, Powerstone Property Management / Emmons Company
Owner from Lot# 13402

APPROVAL OF MINUTES

MOTION: A motion was made by Kathy Chapman to approve the General Meeting Minutes April 14th, 2026, as presented. The motion was seconded by Ros Armitage and passed unanimously.

HOMEOWNER COMMENTS

Owner from Lot# 13402 wanted to express her gratitude to the Board for their service. She was attending the meeting just to hear what is happening in the Community.

YEAR-AT-A-GLANCE

The Calendar was reviewed.

ACTIVE BUSINESS

There were no **Community practice items of note** presented. Mike McGillivray did share information he had recently read regarding the proposed California Senate Bill 1007. Angie shared an update on the lack of ownership information. Ros Armitage was asked to seek additional information from her escrow partners on how they share and collect contact information when working with POA'S during the escrow process.

2026 Board Election Calendar was reviewed. The Board will confirm election by acclamation at the annual meeting. The five existing members will continue in the coming fiscal year.

The CC&R door knocking campaign was discussed. New packets have not been mailed out yet to the Owners who requested them due to an unwarranted delay by the Inspectors of Election. Angeline to reach out to The Inspectors of Election and get the packets mailed by the end of the week

The WLB Relandscape Project was discussed. There is an outstanding question about the need for a "pony wall." More details to be forth coming.

The Reserve Status was presented and reviewed. **MOTION:** A motion was made by **Mike McGillivray** to move the 2025 surplus of \$59,493.00 to the Reserves. The motion was **seconded by Kathy Chapman** and passed unanimously.

The WLB Wall Settlement offer of \$75,000.00 and contingency payment to our Lawyer was discussed. Additional actions to be discussed and voted on during the Executive session.

INACTIVE BUSINESS

Nothing was discussed.

COMMITTEE REPORTS

Greenbelt

The Tree Maintenance Finance spread sheet was reviewed. The removal of stumps using Epsom salts was discussed, as well as the ongoing research for replacement tree species for those trees that have been taken down.

MOTION: A motion was made by **Mike McGillivray** to approve the **Treescaping bid # 1256802 for \$3,800.00** to remove the Ash tree on the Greenbelt near Lindengrove. The motion was seconded by **Kathy Chapman** and passed unanimously.

Landscape Enhancements

Topic was deferred as Tony Baird was not present.

Pool and Clubhouse

Ros Armitage addressed the group with details from the previous Committee meeting. The Pool lifts have been repaired; one has a slight issue that will require additional servicing. The repairs to the pergola bases were completed. The collection of roofing estimates for the Clubhouse is underway. The big pool needs emergency repairs to two equalizers located in the wall of the deep end. The small pool needs a new filter; the old sand filter cannot keep the pool as clean as needed. A replacement with a cartridge filter was recommended. **MOTION:** A motion was made by Kathy Chapman to approve the proposal from **Clear Conceptz for \$4027.00** to replace the **small pool filter** and demo and dispose of the old sand filter as well as repair the equalizers. The filter replacement is to be charged to the Reserves. The motion was seconded by **Ros Armitage** and passed unanimously.

Finance Committee

The reserve fund status was reviewed. The **reserve balance** is in good shape at **\$430,000.00**, with additional inflows expected with the WLB wall settlement.

CD Renewals

None

Architectural Committee

Mike McGillivray addressed the group regarding approval of the turf sample he had viewed for Lot # 15002. Lot# 45402's unapproved paint color was discussed. Lot # 802's application for white rocks in the front of the home was discussed and a denial will be issued.

Violation Committee

Bl Mo addressed the group regarding the status of the Violation Report. There were five new infractions with ten that were resolved. **Lot #803** was discussed. They will be called to a hearing for June. **Lot #23001** was inadvertently removed from the report, there are still violations pending. Jane to correct and call them to a hearing. **Lot #40002** has very tall weeds in their front yard. Jane to have Slade get a bid to clear as this is a health and safety matter and the Owner is unresponsive.

FINANCIAL REPORT

The financials were reviewed. The April report did have some descriptions that were inaccurate.

MOTION: A motion was made by **Mike McGillivray** to accept the March Financials as corrections have been successfully made. The motion was seconded by **Kathy Chapman** and passed unanimously.

MOTION: A motion was made by **Mike McGillivray** to accept the April Financials as presented. The motion was seconded by **Kathy Chapman** and passed unanimously

Liens were discussed. **MOTION:** A motion was made by Mike McGillivray to **file a lien on lot #12702** for unpaid dues, if the Owner fails to provide proof that payment has been made. The motion was seconded by **Kathy Chapman** and passed unanimously.

NEW PROPOSALS

MOTION: A motion was made by **Mike McGillivray** to approve three bids from **Bert Duzy for weed abatement** totaling **\$15,330.00**. 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 Mike McGillivary to ratify **Slade proposal #6725 for \$169.00 to repair a severed power cable.** The motion was seconded by Kathy Chapman and passed unanimously.

MOTION: A motion was made by Mike McGillivary to ratify **Slade proposal #6755 for \$656.00 to replace a failed valve at Dewberry,** to be charged to reserves. The motion was seconded by **Kathy Chapman** and passed unanimously.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6756 for \$1,092.00 to repair a broken main line near the pool entrance.** The motion was seconded by **Kathy Chapman** 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 7:38 pm. The next Board of Directors General Meeting will be held via Zoom at 6:00 pm on Tuesday June 9th, 2026.

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