Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING
June 9th, 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 6:29 p.m. with Board Members Kathy Chapman, Mike McGillivary, Ros Armitage, Tony Baird, 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
Three Homeowners were in attendance.

APPROVAL OF MINUTES
MOTION: A motion was made by Kathy Chapman to approve the General Meeting Minutes May 12th, 2026, as presented. The motion was seconded by Mike McGillivary and passed unanimously.

HOMEOWNER COMMENTS
None

YEAR-AT-A-GLANCE
The Calendar was reviewed. The Offices are closed on Friday July 3rd.

ACTIVE BUSINESS
There were no **Community practice items of note** presented. Angie shared an update on the lack of ownership Information.

The Current CC&R's and Bylaws count was discussed. **CC&R's were at 225 or 32.75% with the Bylaws coming in at 260 or 33.48%.** These numbers are far below the threshold to open ballots.

The WLB Relandscape Project was discussed. The pony wall will be an additional $6,000.00 expense**.** Work has stopped until we can discuss next steps with the Contractor. Stumps are currently being removed on WLB to prepare for planting. The wrought iron repairs are on hold, need Wayne Nakamura to come out and submit his bid.

The WLB Wall Settlement has been completed.

INACTIVE BUSINESS
Nothing was discussed.

COMMITTEE REPORTS

Greenbelt
The Tree Maintenance Finance spread sheet was reviewed. Tree maintenance is expected to go over budget. Slade has been approved to start planting; they have not started yet.

Landscape Enhancements
There are no additional projects expected in the near term.

Pool and Clubhouse
Ros Armitage addressed the group with details from the previous Committee meeting. The Clubhouse roof had leaked during the winter. There was a leak in the bathrooms- upon further investigation it appears that the roof needs replacement to address that leak and several other leaks which were noted this winter. Bids are currently being obtained and evaluated to present to the board prior to the 2027 Budget review. The Tennis court screens had to be power washed due to graffiti. The internet at the pool and Clubhouse are weak and spotty. The Committee will work to enhance that. The parking lot is coming

apart in chunks. Need to secure bids for repair/ replacement. Pool parties continue to be an area of concern the Committee needs to reach out to Cookseys to look for lifeguard coverage solutions during times when there are pool parties taking place. Kathy has requested we do an RFP for lifeguard coverage for next year. The pool gates need additional reinforcement to keep people from unauthorized entry.

<u>Finance Committee</u>
The reserve fund status was reviewed. The **reserve balance** is in good shape at **$458,000.00,** with additional inflows expected with the WLB wall settlement. There will be upcoming additional expenses for the planting along WLB.

<u>CD Renewals</u>
No renewals currently. There is currently $300,000.00 in CD's. Mike to review options to purchase a new CD soon.

<u>Architectural Committee</u>
No Report

<u>Violation Committee</u>
Bl Mo addressed the group regarding the status of the Violation Report. There were six new infractions with three that were resolved. **Lot # 28802** was discussed; the new Owners are leaving trash and debris in the front of the home. Jane to send a notice.

<u>FINANCIAL REPORT</u>
The financials were reviewed. There is credit needed from Securitas for the upgrade to the pool card key system. Two invoices were submitted and paid in error. The water bill is higher than it should be, this could be in part related to irrigation leaks as well as leaking restroom fixtures in the pool area.

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

MOTION: A motion was made by **Mike McGillivary** to write off balances of under $1.00. The motion was seconded **by Tony Baird** and passed unanimously.

<u>NEW PROPOSALS</u>

The Board requested items A, B & C, pages 42,43 & 44, be removed from the New Proposals list.
The **CPF Masonry** proposal for the pony wall option was not approved and was deferred.
MOTION: A motion was made by Mike McGillivary to **approve the RSI Reserve study Proposal for the 2027 Fiscal Year**. The motion was seconded by Kathy Chapman and passed unanimously.

<u>PROPOSALS TO RATIFY</u>

MOTION: A motion was made by **Kathy Chapman** to ratify the **change order and progress payment for CPF Masonry For $6,886.00**. The motion was seconded **by Mike McGillivary** and passed unanimously.

Slade proposal # 6799 for irrigation work across from the Apartments on Triunfo was not approved and deferred.

MOTION: A motion was made by Kathy Chapman to ratify **Slade proposal #6787 for $694.00 to replace a failed valve at the end of the Rosebay greenbelt 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 #6780 for $1,724.00 to repair a failed backflow valve on the hill between Triunfo and Hampshire, to be charged to the reserves.** The motion was seconded by **Mike McGillivary** and passed unanimously.

<u>MANAGEMENT REPORT</u>
The Management Report was reviewed.
An Emergency **MOTION** was made by Kathy Chapman **to approve Camp Kinneret to load and unload the Campers from their bus** and allow parents to pick up and drop off campers at the Clubhouse parking lot for the 2026 Summer season. The COI had been received. The motion was seconded **by Mike McGillivary** and passed unanimously.

<u>BOARD MEMBER COMMENTS</u>

None

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 8:01 pm. The next Board of Directors General Meeting will be held at 6:00 pm on Tuesday July 14th, 2026. in person at the Clubhouse and via Zoom.

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