

Village Homes Property Owners Association
Board of Directors Annual Election

Tuesday, July 14th, 2026

Regular Session- 6:00 p.m. / Annal Election – 7:00 p.m.

**Location: Via Zoom <https://us06web.zoom.us/j/88449059531>
or In person At Clubhouse-1040 Evenstar Ave, Westlake Village**

REGULAR SESSION AGENDA

1. Call to Order and Establish Quorum of the Board
2. **Approval of Minutes:**
 - a. **General Minutes 6.9.26** p. 31-33
3. **Homeowner Comments (limited to three (3) minutes)**
Member Comments: Comments shall be limited to 3 minutes per speaker and may address any relevant issue that is or is not on the current agenda. No action will be taken on public comments, except they may be incorporated into a future meeting agenda item.
4. President: Year – At -A- Glance Review Monthly Goals/ Items for the month of July p.34
5. Active Business
 - a. Community Practice Items of Note – ae
 - b. Lack of Ownership Information – ae / mm
 - c. CC&R's / Bylaws kc / mm
 - i. Current Vote Tallies-ae
 - d. WLB Relandscape Project-tb

Inactive Business

 - a. Dewberry – Roots under driveway mm/jd
 - b. Pool Deck kc
6. Committee Reports
 - a. Greenbelt – mm (not available)
 - i. Greenbelt Financial Report
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - d. Finance – mm
 - i. Reserve Status (Not available)
 - e. Architectural – mm
 - i. Architectural Log p.37-38
 - f. CD Renewals
 - i. Bank of India/3.8% 3.2.27
 - ii. Comenity Bank/ 4.25% 8.11.26
 - iii. Goldman Sachs/ 3.55% 12.27.26
 - g. Violations Monitoring- Bi
 - i. Violations Report p.39-45
7. **Financial Report- mm (not available)**
 - a. June Financials

b. Liens

8. New Proposals – (Confirm Coding)

- a. **Treescapes Pine Removal- 1363465** p.46-65
- b. **Slade Proposal 6799** p.66
- c. **Wayne Nakamura – Pool Gate Wrought Iron** p.67
- d. **Insurance Proposal** p.68-81
- e. **Clubhouse Roof Spreadsheet** p.82-83

9. Ratify Proposals/Invoices– (Confirm Coding)

- a. **CPF Masonry – Pony Wall Option Estimate** p.84-85
- b. **CPF Masonry- Grading** p.86
- c. **CPF Masonry – Final Invoice** p.87-89
- d. **Slade- Proposal 6814** p.90-91
- e. **Kiddie Pool Spine Board**

10. Management Reports – ae/jd

- a. Action Item Spreadsheet p.(insert)
- b. Maintenance Report p.(insert)

11. Board Comments

12. Schedule Next Meeting – August 11th - zoom

13. Adjourn

EXECUTIVE MEETING NOTICE AND AGENDA: The Board of Directors may have called an Executive Meeting prior to this meeting to discuss legal matters and member violations.

RECORDING MEETINGS: The Recording of Regular board meetings is prohibited by Civil Code.

Village Homes Property Owners Association

~ BOARD OF DIRECTORS MEETING ~

Tuesday, July 14th, 2026 – 5:30 p.m.

Location:

Via Zoom and Clubhouse

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Executive Minutes- June 9th, 2026** **p.1-2**
- 3. Delinquency Log** **p.3-11**
- 4. Hearings**
 - a. Lot 972- Trash Cans** **p.12**
 - b. Lot 1603- Arch Modification** **p.13**
- 5. Lot 14302 - Architectural Violation Matter** **p.14-27**
- 6. Lot 40002 – Foreclosure Update (if applicable)**
- 7. New Collection Agency Proposal** **p.28-30**

Adjourn