Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING
July 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 6:01 pm.

BOARD MEMBERS PRESENT
A quorum was established at 6:01 p.m. with Board Members Kathy Chapman, Ros Armitage, Tony Baird, and Bi Mo in attendance. The meeting was adjourned at 7:06 to start the Annual meeting and reconvened at 7:16 pm.

BOARD MEMBERS ABSENT Mike McGillivary

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 June 9th, 2026, contingent that the date is corrected from May 12th to June 9th. The motion was seconded by Ros Armitage and passed unanimously.

HOMEOWNER COMMENTS
One Owner voice concerns for the work being done at the new Oaks Christian Campus.

YEAR-AT-A-GLANCE
The Calendar was reviewed.

ACTIVE BUSINESS
There were no **Community practice items of note** presented.
The CC&R's and Bylaws vote needs a reminder in the next Village Voice.
The WLB Relandscape Project was discussed. There was discussion about billing and partial payments.

INACTIVE BUSINESS
Nothing was discussed.

COMMITTEE REPORTS

Greenbelt
No Report

Landscape Enhancements
No new items. WLB Relandscape was discussed in Active Business.

Pool and Clubhouse
Ros Armitage addressed the group with details from the previous Committee meeting. The committee has made a new draft of the pool rules to speak to large, unauthorized groups or parties at the pool to be presented at the next meeting. The committee has three estimates for the Clubhouse Roof and will present more information at the next meeting.

Finance Committee
No Report

CD Renewals
No renewals currently

Architectural Committee
No Report

Violation Committee
Bl Mo addressed the group regarding the status of the Violation Report. There were five new infractions with five 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.

FINANCIAL REPORT
No Report

NEW PROPOSALS

A motion was made by Kathy Chapman to **approve the Treescapes Proposal # 1368025 for the pine tree removal** on Waterby for **$5,940.00** The motion was seconded by Ros Armitage and passed unanimously.

A motion was made by **Kathy Chapman** to approve **Slade proposal #6799 for $761.**00 to repair a failed irrigation valve on Triunfo near the Apartments. The motion was seconded by **Ros Armitage** and passed unanimously.

The **Wayne Nakamura pool gate** wrought iron screen grate proposal was deferred pending another estimate which was outstanding. The **Insurance proposal from Farmers** was deferred. The **Clubhouse Roof Spreadsheet** was deferred till the August meeting.

PROPOSALS TO RATIFY
A motion was made by **Kathy Chapman** to ratify CPF Masonry for $2,728.00 for excavation and grading, to be paid at the time the final invoice of **$13,106.93** is released for payment. The motion was seconded by **Ros Armitage** and passed unanimously.

A motion was made by **Kathy Chapman** to ratify **CPF Masonry Estimate dated 6.26.26** for the original estimate minus the advanced payment with a **balance due of $13,106.93 for installation of thirty-nine pilaster columns.** The motion was seconded by **Ros Armitage** and passed unanimously.

A motion was made by **Kathy Chapman** to ratify **Slade proposal #6814 for $336.00 to replace a failed valve near the pool house.** The motion was seconded by **Ros Armitage** and passed unanimously.

A motion was made by **Kathy Chapman** to ratify the **Amazon purchase of a spine board** for the lifeguards at the pool for **$591.56.** The motion was seconded by **Ros Armitage** and passed unanimously.

PROPOSALS APRROVED OUTSIDE OF THE MEETING
The Board had previously approved an incremental payment to CPF Masonry for the pony wall for $6,0545.95

MANAGEMENT REPORT
The Management Report was reviewed.

BOARD MEMBER COMMENTS
None

ADJOURNMENT
There being no further business, the General Meeting was adjourned at 7:33 pm. The next Board of Directors General Meeting will be held at 6:00 pm on Tuesday August 11th, 2026 via Zoom.

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