

Village Homes Property Owners Association
Board of Directors Annual Election

Tuesday, August 11th, 2026 6:00 p.m.

Location: Via Zoom <https://us06web.zoom.us/j/88449059531>

REGULAR SESSION AGENDA

1. Call to Order and Establish Quorum of the Board
2. **Approval of Minutes:**
 - a. **General Minutes 7.14.26** p.
 - b. **Annual Meeting Minutes 7.14.26**
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 August p.
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
 - ii. Second Round – ballot mailing-mm/ra
 - d. WLB Relandscape Project-tb
 - e. Health and Safety Violation Criteria & Enforcement mm/jd/ae
 - f. Securitas Refund Status-jd/ae
 - g. Modification of Tree Maintenance policy-mm
 - h. Letter from City of Thousand Oaks-ae
 - i. Proposed Pool Rules – jd/kc/ra

Inactive Business

 - a. Dewberry – Roots under driveway mm/jd
 - b. Pool Deck kc
6. **Committee Reports**
 - a. Greenbelt – mm
 - i. Greenbelt Financial Report
 - b. Landscape Enhancements -tb
 - c. Pool and Clubhouse Improvement Report- kc
 - d. Finance – mm
 - i. Reserve Status
 - e. Architectural – mm
 - i. Architectural Log p.
 - 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.

7. Financial Report- mm (pg)

- a. June/July Financials
- b. Liens

8. New Proposals – (Confirm Coding)

- a. Treescapes Proposal 1389651- Leaf Beetle Removal
- b. Clubhouse Roof Bid Spreadsheet

p.

9. Ratify Proposals/Invoices– (Confirm Coding)

- a. HP Plumbing and Backflow – Backflow Testing
- b. HP Plumbing and Backflow – New Flush Clubhouse Restroom
- c. Slade – 6861 – valve replacement near Stormcroft gate
- d. Slade – 6862 - valve replacement near pool/tennis court
- e. Slade - 6863 – valve replacement by tennis court

10. Management Reports – ae/jd

- a. Action Item Spreadsheet
- b. Maintenance Report

p.

11. Board Comments

12. Schedule Next Meeting – September 8th - 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, August 11th, 2026 – 5:30 p.m.
Location:
Via Zoom

EXECUTIVE SESSION AGENDA

- 1. Call to Order**
- 2. Approval of Executive Minutes- July 14th, 2026** **p.**
- 3. Delinquency Log** **p.**
- 4. Hearings:**
 - a. Lot 14302**
 - b. Lot 1002**
 - c. Lot 28702**
 - d. Lot 45402**
 - e. Lot 1603**
 - f. Lot 2103**
 - g. Lot 24501**
- 5. Lot 14302 - Architectural Violation Matter** **p.**
- 6. Foreclosure Updates**
 - a. Lot 40002**
 - b. Lot 41002**
 - c. Lot 9402**

Adjourn