

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

August 11th, 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. Via teleconference.

BOARD MEMBERS PRESENT

A quorum was established at 6:01 p.m. with Board Members Kathy Chapman, Ros Armitage, and Mike McGillivray in attendance.

BOARD MEMBERS ABSENT

Tony Baird, and Bi Mo

OTHERS PRESENT

Angeline Elmasian, Association Manager, Powerstone Property Management / Emmons Company
Jane Denning, Onsite Manager, Powerstone Property Management / Emmons Company

APPROVAL OF MINUTES

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

HOMEOWNER COMMENTS

There were no Homeowners in attendance.

YEAR-AT-A-GLANCE

The Calendar was reviewed. **MOTION:** A motion was made by Kathy Chapman to change the date of the September Board meeting from Tuesday September 8th to Wednesday September 9th. The motion was seconded by Mike McGillivray and passed unanimously.

ACTIVE BUSINESS

There were no **Community practice items of note** presented.

Angie reported an update on **new Owner** information.

CC&R's and Bylaws: Votes count for CC&R'S is 233 or 33%. For the Bylaws the count is 239 or 34.9%. A reminder will be included in the next Village Voice as well as a letter from the President outlining the need for all outstanding votes to be cast.

Westlake Blvd. Re-Landscape project was discussed. Nakamura Iron Works has planned to complete their work before September.

Modification of the Tree Maintenance policy was discussed. **MOTION:** A motion was made by Mike McGillivray to update the verbiage to include the following to the current section regarding Residents cutting or trimming POA trees. *Homeowners are prohibited from pruning Village Homes greenbelt trees without specific written permission from the VHPOA Board or their representatives; fines will be imposed on any homeowner who prunes Village Homes greenbelt trees without the required approval.* **The motion was seconded by Kathy Chapman** and passed unanimously. Jane to update the Policy document and update it on the Website

Letter from the City of Thousand Oaks was reviewed. The split rail steps at the greenbelt entrance between 944 and 950 Evenstar need to be removed or brought code due to a complaint filed by someone in the community. The Board will investigate replacing the steps. Bids will need to be secured and voted upon.

Proposed Pool Rules were discussed. Additional updates to the draft are required and may end up as a rule change which requires the Membership to be notified before adopting.

INACTIVE BUSINESS

Nothing was discussed.

COMMITTEE REPORTS

Greenbelt Bert still needs to get out and complete his brush clearance. Planting is underway in the community for some of the trees that were lost in the December 2025 windstorm. The latest water bill was extremely high, watering to be cut back to save costs. Need to have Cal Water back out to check the meter. The Zone 4 bid is coming, as well as the beetle treatment and the dead wooding bid. The budget for Tree Maintenance is over budget for the year already.

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 **roof proposals** were discussed. Additional questions need to be addressed with the Vendors. Bids are being collected for a **TV monitor** for the Clubhouse as well as a **Wi-Fi extender** for out by the pool. Bids need to be collected for the **parking lot**, both to **repair/resurface and replace**. Bids need to be collected for **removal of fungus** under the **pergolas at the pool area**. **Parking lot looks to be dark**, need to have the lighting checked out. Discussion about **updates and repairs to the old restrooms** was discussed.

Finance Committee

The reserve status was reviewed.

CD Renewals

No renewals currently. Three remaining will be up for discussion at the next meeting.

Architectural Committee

No Report

Violation Committee

No Report

FINANCIAL REPORT

Due to errors and inconsistencies on the part of the Management Company, the June and July reports were not reviewed.

MOTION: A motion was made by Mike McGillivray to reject the June and July Financials. The motion was **seconded by Kathy Chapman** and passed unanimously.

Liens were reviewed. **MOTION: A motion was made by Mike McGillivray to update the Lien on Lot# 41002.** The motion was **seconded by Kathy Chapman** and passed unanimously.

MOTION: A motion was made by Mike McGillivray to update the Lien on Lot #9402. The motion was **seconded by Kathy Chapman** and passed unanimously.

NEW PROPOSALS

A motion was made by **Mike McGillivray** to **approve the Treescapes Zone4 Proposal # 1386294** for **\$19,829.00** to be billed for Tree Maintenance. The motion was **seconded by Kathy Chapman** and passed unanimously.

A motion was made by **Mike McGillivray** to **approve the Treescapes Proposal # 1386294** for Leaf Beattle Removal for **\$1,950.00** to be billed for Tree Maintenance. The motion was **seconded by Kathy Chapman** and passed unanimously.

PROPOSALS TO RATIFY

A motion was made by **Kathy Chapman** to ratify the **HP Plumbing backflow test invoice** for **\$545.00**. The motion was **seconded by Ros Armitage** and passed unanimously.

A motion was made by **Kathy Chapman** to ratify the **HP Plumbing flush valve invoice** for **\$1,036.00**. The motion was **seconded by Ros Armitage** and passed unanimously.

A motion was made by **Mike McGillivray** to ratify the following **Slade Invoices for irrigation valve repairs** to be charged to the reserves.

6861 for \$565.00,

6862 for \$549.00,

6883 for \$550.00
6870 for \$695.00
6871 for \$605.00
6872 for 695.00,
6873 for \$621.00
6874 for \$695.00.

The motion was **seconded by Kathy Chapman** and passed unanimously.

A motion was made by **Kathy Chapman** to ratify the **Slade invoice# 6875 for a broken mainline at Dewberry for \$1,920.00** to be charged to Greenbelt Maintenance. The motion was seconded by **Mike McGillivary** and passed unanimously

MANAGEMENT REPORT

The Management Report was reviewed.

BOARD MEMBER COMMENTS

Mike McGillivary has asked the others to try to recruit potential new Board members for the next term. Pass any names along to Angeline.

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 7:55pm. The next Board of Directors General Meeting will be held at 6:00 pm on Tuesday September 9th via Zoom.

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