

Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING

Sept.9, 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 via teleconference at 6:07 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:07 p.m. with Board Members, Kathy Chapman, Mike McGillivray, Bi Mo, and Tony Baird in attendance.

BOARD MEMBERS ABSENT

Ros Armitage

OTHERS PRESENT

Angeline Elmasian, Association Manager, Powerstone - Emmons Company
Jane Denning, Onsite Manager, Powerstone - Emmons Company

APPROVAL OF MINUTES

MOTION: A motion was made by **Mike McGillivray** to approve the General Meeting Minutes of August 11th, 2026, contingent that the paragraph about Health and Safety Violations is removed. The motion was seconded by **Kathy Chapman** and passed unanimously.

HOMEOWNER COMMENTS

Resident, Karen Fowler from Meadowland Ct., was present. She asked about the mulch pile on the open area near Waterby and Meadowland. The Board advised that they are still working on the irrigation in that area and once completed the mulch will be spread around.

YEAR-AT-A-GLANCE

The Calendar was reviewed. It was discussed to turn off the pool heat sometime in mid-October, contingent on weather conditions. Notice to be posted on the website. The October meeting will be Hybrid.

ACTIVE BUSINESS

Angie was asked to add the **Clubhouse Roof to the Active Business** section going forward.

Community Practice Items of note were presented. Powerstone Property Management has scheduled an educational online seminar on September 30th, 2026 @6pm.

The CC&R's / Bylaws status was discussed. **Angie** reported that few new votes were received if any. **Jane** will run a new owner transfer report from 7.1.25 to identify potential new voters. **Jane** will also share with **Kathy Chapman** previous Village Voice articles that speak to the need for voting for her to incorporate into her letter from the President for this October's Newsletter.

The Westlake Blvd. Re-Landscape Project was discussed. **Tony Baird** has identified some gaps in the Podocarpus Hedge that will need to be filled with additional plants. Measures are needed to ensure they are getting plenty of water. **Tony** to discuss with **Slade**.

Health and Safety Criteria verbiage was reviewed. Because blocking vehicle access and / or restricting visibility can create a dangerous situation, a **MOTION** was made by **Mike McGillivray** to include the existing rule "**No vehicle belonging to a homeowner or guest shall be parked in such a manner as to impede or prevent ready access to another homeowner's driveway or sidewalks**" to the list of Health and Safety Violations for Village Homes. The motion was seconded by **Kathy Chapman** and passed unanimously.

The Securitas Refund Status was discussed. **Kathleen McCusker**, the Accountant will be monitoring the progress to completion.

The letter from The City regarding the Evenstar Greenbelt steps was discussed. Mike clarified that they need to be replaced, not removed, or repaired. There are two recent estimates that Jane needs to send to the Board for review, and a third bid is still required.

Clubhouse parking lot enforcement was discussed. MOTION: A motion was made by **Kathy Chapman** to approve the installation of the two Parking signs that were recently acquired from a local Tow Company. The motion was seconded by **Mike McGillivray** and passed unanimously.

The updated Pool Rule proposal was tabled till later in the winter.

INACTIVE BUSINESS- None

COMMITTEE REPORTS

Greenbelt:

Bert has not been back out yet for additional brush clearance. There are still trees in zone four that need trimming, this may require a partial road closure, this is being investigated. The water bill remains high, Angie to check with HP Plumbing on the status of the recent shower valve malfunctions. Jane to add a section regarding the reporting of water leaks in the next Newsletter

Pool/ Clubhouse: Kathy Chapman presented the Committee's report. The parking lot repairs were deferred to 2027. The pergolas are in poor condition, especially the one by the tennis court. Bids are in process. Pool rules still need updating pertaining to parties and guest numbers. Ideas regarding a possible attendant at the entry for next season need to be addressed. One of the awnings has a tear, this will be addressed when the roof is worked on, and the awnings have been removed. Kathy has recommended a \$50,000.00 budget placeholder for these needed repairs, including possible restroom restoration/updates.

Finance Committee:

The reserve status was reviewed. We are at \$463,000.00, which is good. The WLB fence has not been paid yet, however. The Clubhouse Roof project could factor in this reserves number. The 2027 Budget items need to be gathered and presented from all committee members. The Budget approval process is underway. Additional items for consideration are:

- New Slade Contract
- New Powerstone-Emmons Contract
- Lifeguards
- Legal Services Rates
- Bert Duzy's Rates
- Janitorial Rates
- Pool Service
- Treescapes
- Web Services
- Security
- Tennis Courts

Mike to send out a spreadsheet which needs to be completed by next month.

Landscape Enhancements:

The new Podocarpus hedge along WLB is doing well, there are a couple of gaps that will need time to fill in. Tony to make sure there is plenty of water for these new plantings to allow for optimum growth. **MOTION:** A motion was made by Mike McGillivray to approve Slade Proposal # 69772 for up to \$1,510.00 for additional Podocarpus plants along WLB to be billed to tree maintenance. The motion was seconded by Kathy Chapman and passed unanimously.

Architectural Committee:

The log was reviewed.

Violation Committee:

Bi Mo addressed the group regarding the status of the Violation Report. Mike had reported work being done in front of a home on Waterby. Jane to drive by and check it.

CD Renewals:

None

FINANCIAL REPORT:

The financial reports for June, July and August were not reviewed as they were not made available on time. Some of the discrepancies in the June and July reports look better, however at this point they will be foregone and the August and September financial reports will be reviewed at the October meeting.

NEW PROPOSALS

The Clubhouse Roof comparison sheet was reviewed. Ros and Kathy to contact Secured and Olympic to gain consistency in the comparison sheet. Gutters and Dry Rot remain a concern and need more details to decide. Need to review their Insurance, Licenses and Bonds as well.

The Clubhouse TV & Wi-Fi Extender comparison sheet was reviewed. Concerns surrounding the lack of funds and the need for enhanced security at the Clubhouse were issues that may defer this project. More discussion and research are required.

MOTION: A motion was made by Kathy Chapman to approve Treescapes Deadwooding Proposal # 1427443 for \$11,050.00 to be billed for tree maintenance. The motion was seconded by Mike McGillivray and passed unanimously.

MOTION: A motion was made by Mike McGillivray to approve Slade Proposal #6945R1 for \$1,571.90 for drip irrigation replacement for the WLB Re-Landscape project, to be billed to the reserves. The motion was seconded by Kathy Chapman and passed unanimously.

PROPOSALS TO RATIFY

MOTION: A motion was made by Kathy Chapman to ratify the Clear Conceptz Invoices # 4187 for \$4,654.00 for pool equalizers and covers to be charged to the Reserves-Pool Equipment. The motion was seconded by Mike McGillivray and passed unanimously.

MANAGEMENT REPORT:

The Action Item Spread sheet or The Management Report was reviewed. Angie to clean and resend the Action Item Sheet with updates from this meeting, along with the corresponding assignments. We will start to utilize this again going forward. Angie to reach out to Lot# 40202 to see if she is ready to allow Treescapes to remove the tree on the Greenbelt near her home that had been postponed.

BOARD MEMBER COMMENTS:

None

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 7:53 pm. The next Board of Directors General Meeting will be held via Zoom and in person at the Clubhouse at 6:00 pm on Tuesday October 13th, 2025.

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