Village Homes Property Owners Association

1040 Evenstar Avenue, Westlake Village, CA 91361

BOARD OF DIRECTORS MEETING
October 13, 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 6:06 pm.

BOARD MEMBERS PRESENT

A quorum was established at 6:06 p.m. with Board Members, Mike McGillivary, Ros Armitage, Bi Mo, and Tony Baird in attendance.

BOARD MEMBERS ABSENT

Kathy Chapman

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 McGillivary** to approve **the General Meeting Minutes of September 9th, 2026**. The motion was **seconded by Ros Armitage** and passed unanimously.

HOMEOWNER COMMENTS

The Owner of lot# 35402 addressed the Board in- person about the status of her Architectural Application.
The Owner of Lot# 17601 was on the zoom call to listen and observe.

MANAGEMENT REPORT

The report was reviewed, this included the Action Items Spreadsheet.

YEAR-AT-A-GLANCE

The calendar was reviewed. The pool heat turn off date was decided for Monday 10.19.26. Updates for August 2027 were discussed, specifically the need for re-appointment of Committee Members via motion, as well as the need for an annual Welcome Letter review.

ACTIVE BUSINESS

The 2027 Board Election Timeline was reviewed.

The CC&R's / Bylaws status was discussed. Angie reported that only one additional ballot has been received since the last meeting. **Mike** to check with Legal Counsel on possible next steps due to lack of votes and no quorum being achieved.

The Westlake Blvd. Re-Landscape Project was discussed. **Tony Baird** has confirmed that the project for the 2026 Calendar year has been completed. He will get bids for more plantings for 2027.

Health and Safety Criteria was discussed. The verbiage approved last month will be updated in the Rules and Reg.'s Handbook and on the Website.

The pending refund from Securitas was discussed. **Mike** has asked that the Powerstone-Emmons refund the Association the money now, and they can collect the refund for themselves, as this was their error and not that of VHPOA.

The letter from The City regarding the Evenstar Greenbelt steps was discussed. Mike advised the group that **Bryan Hill** had been to the city to get more clarification. Signs will be ordered and installed at the entrances to that greenbelt area to indicate it is closed for repairs.

The updated Pool Rule proposal was tabled till later in the winter.
The 2027 Budget was reviewed and discussed. Th 2027 Budget us expected to be finalized in the November meeting, Contract Reviews and increases for services were discussed. Kathy Chapman needs to sign the Powerstone-Emmons Contract. Legal fees have increased and Slade also submitted an increase letter.

INACTIVE BUSINESS- None

COMMITTEE REPORTS

Greenbelt

The trimming along WLB and Triunfo is on hold pending the Cal Trans permit.

Pool/ Clubhouse

No Report. **Mike** did ask that **the parking lot be looked** at for repairs/ replacement. **Tony** mentioned pavers as an option.

Finance Committee

The **Reserve Status** was reviewed.

Landscape Enhancements
No report

Architectural Committee

No Report. The Committee will begin have changes made for work done without approval to be considered a non-curable violation and subject to a Hearing.

Violation Committee

Bi Mo addressed the group regarding the status of the Violation Report.

CD Renewals

MOTION: A motion was made by **Mike McGillivary** to authorize the Finance Committee to renew some CD's in November. The motion was seconded by **Ros Armitage** and passed unanimously.

FINANCIAL REPORT

The financial reports for August and September were reviewed. **MOTION**: A motion was made by **Mike McGillivary** to accept the **August and September financials as presented**. The motion was seconded by **Ros Armitage** and passed unanimously. **MOTION**: A motion was made by **Mike McGillivary** that all **balances less than $1.00 be written off**. The motion was seconded by **Ros Armitage** and passed unanimously. Mike also asked that owners who have been paying the incorrect dues amount be contacted to have that corrected and outstanding balances paid.

NEW PROPOSALS

MOTION: A motion was made by Mike McGillivary to approve Treescapes **Deadwooding Proposal #1465263** for up to **$17,000.00** to be billed to tree maintenance. The motion was seconded by **Ros Armitage** and passed unanimously. No action was taken on items b,c,e,f,g,h,l,j, or l.

MOTION: A motion was made by **Mike McGillivary to** approve the **RSl Reserve Study without site visit for $930.00**. The motion was seconded by **Ros Armitage** and passed unanimously.

MOTION: A motion was made by **Mike McGillivary** to approve a **second beetle treatment by Treescapes for $1,950.00** to be billed to Tree Maintenance. The motion was seconded by **Ros Armitage** and passed unanimously.

PROPOSALS TO RATIFY

MOTION: A motion was made **by Mike McGillivary to ratify Treescapes proposal #6997** for repair to a broken main line for **$1,005.26**. The motion was seconded by **Ros Armitage** and passed unanimously.

MOTION: A motion was made by Mike McGillivary to ratify Slade proposals **#7020 for repair of a broken mainline for $659.82,** proposal # **7021 to repair a broke lateral for $339.26**, proposal **# 7037 to repair a broken mainline for $880.22 to be billed to operating.** The motion was seconded by **Ros Armitage** and passed unanimously.

BOARD MEMBER COMMENTS

Mike McGillivary asked about the use of heat sources for chaffing dishes at the Clubhouse. It was discussed that these are not considered an "open flame" and they can be used for events inside the Clubhouse to keep food warm.

ADJOURNMENT

There being no further business, the General Meeting was adjourned at 8:00 pm. The next Board of Directors General Meeting will be held via Zoom at 6:00 pm on Tuesday November 10th, 2026.

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