

Westlake Joint Board of Homeowner Associations, Inc.
www.WestlakeJointBoard.org
January 26, 2012 Meeting Minutes
(Approval of these *draft minutes* is slated for March 22, 2012.)

President Cathy Schutz called this meeting of the Westlake Joint Board to order at 7:30 p.m. Executive Board Members present at the meeting were: Vice President Joe Santoro, Executive Secretary Judy Baukus, Treasurer Marcia Knowlton and Director Orville Kelman.

A quorum was established with the following HOA representatives in attendance: Braemar Gardens, Foxmoor, Foxmoor Hills, Hidden Canyon, Lakeshore, Northshore, Parkwood Estates, Southshore, Southshore Hills West, Stoneybrook, Three Springs, Watergate, Westlake Hills, Westlake North, Westlake Ranch, Westlake Canyon Oaks, and with proxies from Ridgeview Estates, Westlake Pointe and Westshore.

MOTION (Vote passed) to approve the October 27, 2011 Meeting Minutes.

TREASURER'S REPORT – Period October 27, 2011 to January 26, 2012

Beginning Balance	\$10,623.00
Income	
6.5 HOA members dues @ \$60 each	\$ 390.00
Total Income	<u>\$ 390.00</u>
Expenses	
Recording secretary – October 27 minutes	\$ 100.00
I Power Pro Hosting Plan, one year renewal	107.40
Website Domain name five year renewal	69.95
U.S. Postal Service 500 stamped envelopes	272.00
Total Expenses	<u>\$ 549.35</u>
Ending Balance	<u>\$10,463.65</u>

Statements of receipts and expenditures and of cash balances are available for inspection.

Treasurer's Report received as read and filed for audit.

CITY REPORTS (A combination of oral presentations and written city notes.)

CITY OF WESTLAKE VILLAGE – Mayor Susan McSweeney

The City Council considered **new goals for the City's work program**. A total of ten were adopted and added for this year. They are listed on the City's website www.wlv.org under January 11 meeting minutes. The City is undertaking a comprehensive review and **update of its website** that will result in a completely renovated website by this summer.

The City will be issuing its **annual report in February** summarizing the various projects, activities, accomplishments, etc. for calendar year 2011. This document can be found on the City's website in February, and a hardcopy can be mailed to residents by calling City Hall.

A total of \$90,500 is earmarked for this year's **Community Service Grant Program**, and of that amount \$35,500 is set aside to support public schools. Not-for-profit organizations, i.e. Many Mansions, serving the residents of the greater City of Westlake Village community were eligible to apply. (Application deadline was January 27.) Proposals will be evaluated by a review committee and grants will be awarded by the City Council on a competitive basis.

Renovation of the **101/Lindero Canyon Road overpass** will begin this spring/summer and will include various aesthetic improvements like a beautiful bridge mural. Also, the name "City of Westlake Village" will be added to the overpass so motorists on 101 freeway will see the City's name as they drive by-- a first to be approved by CalTrans. The City received \$23M to cover the costs.

Westlake North, Planning Area C (formerly a site for Lowes) is the 21-acre property purchased by Dan Selleck for a 240,000 sq. foot commercial center with one or more anchors. A concept review session was conducted with the City Council last June, with a follow-up session targeted in February. A public hearing on the project is likely to occur later this spring.

HCA, the owner of the former **Westlake Medical Center property** and an applicant called Leisure Care has entered into a due diligence period to explore a purchase option for a senior living complex. This developer is requesting a concept review with the City Council this coming spring. Meanwhile, a demolition project to raise the building has been completed.

The Arroyo Group, a firm headquartered in Pasadena, is preparing the initial draft of the Specific Plan for the **Via Colinas Business Park Revitalization Study** for review by the City Council's Ad-Hoc Committee in late February.

The Conejo Valley tri-city visitors' bureau collaborative has retained a consulting firm, STM Consulting, to evaluate the feasibility of tourism promotion. The study concluded a "managed tourism plan that first focuses on regional identity-building and special annual events and then moves on to additional development down the road is the most intelligent approach." A working committee is in the process of developing a draft master plan and funding strategy. More details will be expected this spring.

The One City One Book 2012 program theme is "Food, a Delicious Read." Check the City website or call City Hall at 818-706-1613 for latest information.

CITY OF THOUSAND OAKS -- Mayor Pro Tem Claudia Bill-de la Peña

The big topic at City Hall is the impact that will result from dissolving our **Redevelopment Agency (RDA)**. RDA money borrowed by cities comes from property taxes. The State plans to use the funds to balance California's \$9.2 billion deficit. On January 10, the City Council voted to serve as its agency's successor. This will allow our City to sell RDA properties, pay off its debts, and transfer housing functions to a successor housing agency. Thousand Oaks stands to lose \$20 million in assets and funds. This will impact public schools, public infrastructure, public safety, local businesses, low income seniors and more.

Unemployment rate in Thousand Oaks has fallen from 8.3% in 2010 to 7.3% in 2011. Ventura County went from 10.7% to 9.4%, and California dropped from 12.5% to 11.1% last year.

Oaks Mall opened new restaurants: **The Olive Garden** and the **Red Lobster**. Construction is underway for **Hooters** near Toys R Us in the Janss Mall.

In January The Lakes saw **Nate 'n Al** close its doors; however, **Umami Burger** will be taking its place. "Umami" is a Japanese word for a "pleasant savory taste imparted by amino acids in the food." Showcased on the menu are meat, seafood and vegetarian burgers.

Demolition on the **Der Wienerschnitzel** fast food place across street from Auto Mall starts end of January to make way for the new outdoor dining and drive-thru **Chick-fil-A**.

Pending completion of an application, a drive-thru **Starbucks** is proposed for Rancho Road and Thousand Oaks Boulevard.

Mann Theatre in The Promenade will be replaced by an upscale theatre experience called **Cinépolis**. It's expected to provide digital stereo, giant screens, computerized advance ticketing, full bar and restaurant, leather recliners, personal call buttons and reserved seating.

The Mann Theatre in the Janss Mall is under new management with **Regency Theatres**.

City personnel status: Replacement of the **City Attorney** position and **Human Resources Director** are still in process. The **Economic Development Director** position is on hold. In March, our **Police Chief Jeff Matson** will be moving to serve as Commander in charge of the East County Incorporated Area. He will be replaced by **Captain Randy Pentis**. The **Theatres' Director** position was accepted by **Barry McComb** who comes from the City of Glendale where he ran the Alex Theatre and headed the non-profit that operates it. In his first two years, Barry increased theatre events by 34% and attendance by 44%.

A new **traffic signal at Cloverleaf and Westlake Blvd.** was activated on January 24.

The **Conejo Canyons bridge** is in place and will be dedicated on February 11 at 11 am. The bridge was made possible by **hikers, bicyclists, equestrians and others who donated \$40,000.** This was the first time *users* contributed to the expenses of a capital improvement. It's located in the northwest quadrant of Thousand Oaks on the west side of Hill Canyon Road. The bridge will also provide access for people in **wheelchairs or pushing strollers** so they, too, can enjoy the views.

The **City's new website** will be debuting soon. Residents are encouraged to register on the website www.toaks.org for the **Ventura County Alert system**, recently changed from the T.O. City Alert. This emergency notification system enables the City or County to quickly provide you with essential information when there is a threat to the health or safety of residents. You will receive time-sensitive messages wherever you specify--home, cell or business phone, email, text messages, hearing impaired receiving devices and more. You pick where, you pick how.

OLD BUSINESS

Nominating Committee Report – Member Rickie Whitman presented this year's slate of officers. They are:

President	Cathy Schutz	Westlake North
Vice President	Joe Santoro	Braemar Gardens
Exec-Secretary	Judy Baukus	Foxmoor Hills
Treasurer	Diana Brookes	Southshore Hills West
Architectural	Marty Weisman	Westlake Pointe
Director	Orville Kelman	Lakeshore
Director	Sandra Hobson	Fairway Oaks

No new nominations came from the floor.

MOTION – moved, seconded and passed for election of the nomination committee slate for year 2012.

NEW BUSINESS

Recording Secretary Marcia Knowlton presented a newly formatted **Westlake Joint Board HOA Member Roster** and requested members provide corrections and future changes, especially email address changes to her at marcia.knowlton@pobox.com or by telephone 805-494-0857. The new roster and an interesting **map of the 43 member associations** were handed out to meeting attendees. HOA members who did not attend will receive the roster and map by mail during first week of February.

President Cathy Schutz opened discussions on special program topics for future meetings (normally two each year). Suggestions from the floor were:

- Tree ordinance, permits and guidelines--speaker from City of T.O.
- Oaks Mall management update
- Civic Arts Plaza - what's doing, planning by new theatre's director Barry McComb
- HOA board members' responsibilities

Please e-mail additional suggestions to Cathy at timcath@aol.com

THE NEXT MEETING WILL BE ON THURSDAY, MARCH 22.

Also, please note on your 2012 calendar WJB Board meetings are scheduled for: May 24, July 26, September 27 (Thousand Oaks City Council Candidates Night) and October 25.

Being no further business, the meeting was adjourned at 9:15 pm.

Respectfully submitted,
Marcia Knowlton
Recording Secretary