

THE VILLAGE GREEN OWNERS ASSOCIATION

Board of Directors Regular Open Meeting Minutes

Tuesday, February 24, 2015

DIRECTORS PRESENT: Jerri Allyn (JA), President; Joseph Khoury (JK), Vice President; Claire Joyce (CJ), Secretary; Steve Haggerty (SH), Treasurer; Ethan Markowitz (EM); Reuben Ginsburg (RG); Norma Miller (NM); Malcolm Carson (MC); Lucy Fried (LF).

ALSO PRESENT: Peter Fay (PF), General Manager; Sherri Giles (SG), Assistant Manager; Don Cully, Guest Speaker.

JA opened Homeowner Comments period at 7:01 pm.

1. HOMEOWNER COMMENTS:

- A.** Daniel Millner (5308 ½): Criticized a director he thought had criticized him. Reported that the unofficial Facebook page now includes posts from the LAPD Senior Lead Officer.
- B.** Cynthia Singleton (5211): Thanked John Howell and Diann Dumas for their efforts in connecting the Senior Lead Officer with the Safety Committee. Suggested the Court 15 sewer work might provide an opportunity for that sprinkler system to be replaced. Urged the board to provide parking rules changes to owners free of charge.
- C.** George Rheault (5154): Conveyed his happiness that Building 14 roof is fixed and unhappiness with notices and tree care.

2. CALL TO ORDER FOR OPEN SESSION:

JA called the meeting to order at 7:10pm.

3. ADOPTION OF AGENDA:

Motion to adopt agenda with items 6A and 6B moved to Executive Session and newly added Executive Session item on Page 153A moved to Open Session; JA moved, LF seconded. **Passed 9-0.**

4. BUSINESS:

- A. Motion to approve Resolution 15-10:** TruGreen Irrigation Proposal for Buildings 8 & 14 for \$4,500. Don Cully Branch Manager, TruGreen LandCare, made a presentation to the Board and answered questions. LF moved, RG seconded. **Passed 9-0.**
- B. Motion to approve Resolution 15-18:** Proposal to hire horticulturalist consultant Carol Bornstein at \$125 per hour for a max of 9.6 hours. LF and Jeffrey Mintz of the Landscape Committee introduced. JA moved, LF seconded. **Passed 8-0-1.** Abst: NM.
- C. Motion to approve January 27, 2015 Regular Meeting Minutes.** JA moved, CJ seconded. **Passed 7-0-2.** Abst: NM, CJ
- D. Motion to approve February 7, 2015 Special Meeting Minutes.** JA moved, CJ seconded. **Tabled.**
- E. Motion to approve February 7, 2015 Annual Membership Minutes.** JA moved, SH seconded. **Passed 7-0-2.** Abst: NM, CJ
- F. Motion to approved February 7, 2015 Organizational Meeting Minutes.** JA moved, SH seconded. **Passed 9-0.**
- G. Motion to approve Resolution 15-15** to approve the recording of a lien against Assessor's Parcel Number 5025-007-021. RG moved, JK seconded. **Passed 7-0-2.** Abst: NM, CJ
- H. Motion to approve Resolution 15-14.** Modification Change Order 2015-01 to the contract with Alex Martinez Painting dated August 23, 2011, to paint the exterior of residential and garage buildings on the property as listed therein, at a total cost of

\$216,243.00, to be charged as follows to GL account 32170 Painting, Exterior Residential Building Exterior in the amount of \$170,174, an 32175 Painting Exterior Garage in the amount of \$46,070. Moved by JA, LF seconded. **Passed. 8-1-0.** Nay: NM.

- I. Motion to approve Resolution 15-17** with Ethan Markowitz, Malcolm Carson, Nat Hutton and the Safety Committee chair to be appointed with the authority to interview & approve Escort & Patrol Employees to be hired by Public Security, JK moved, JA seconded. **Passed 9-0.**
- J. Motion to approve Resolution 15-20** to approve CO-1 to the contract with Public Security dated March 30, 2015, to allow their off-site supervisor to carry firearms while on the property. Discussion included concerns for residents, off-site supervisor coming from other sites that required a firearm for safety and location of firearm if not allowed on his person at VG. Moved by JA, EM seconded. **Passed 5-4-0.** Yea: LF, MC, RG, JK, EM. Nay: NM, SH, CJ, JA.
- K. Resolution 15-24:** In packet for information only
- L. Motion to approve Resolution 15-25:** inviting owner and resident comments on the proposed Bylaws Article VII Revision. By consensus the board agreed this resolution, the draft new Article VII and draft resolution, and current article VII will be posted on the general notices board, emailed to all committee chairs and copies will be available at the office to all owners and residents free of charge until March 23, 2015. Comments should be made in writing and submitted to the office by March 16 2015. The board will also consider comments at the March board meeting. JA moved, SH seconded. **Passed: 9-0.**
- M. Motion to approve Resolution 15-16** to approve of Committee Liaisons and Chairs, as noted below. Additional Chair nominations to follow committee meetings. JA moved, CJ seconded. **Passed: 9-0.**
 - A. Budget and Finance Committee
 - a. Chair, Cynthia Singleton
 - b. Board Liaison: SH & NM
 - B. Ad Hoc Communications
 - a. Board Liaison: LF
 - C. Court Council
 - a. Board Liaison: CJ
 - D. Cultural Affairs Committee
 - a. Board Liaison: JK
 - E. Design Review Committee
 - a. Board Liaison: SH
 - F. Landscape Committee
 - a. Matt Redman: Chair
 - b. Board Liaison: MC
 - G. Playground Ad Hoc Committee
 - H. Safety Committee
 - a. Board Liaison: EM
 - I. Tree Committee
 - a. Board Liaison: JA
 - J. Ad Hoc Community Relations Committee
- N. Motion to approve Resolution 15-21.** \$500 budget for Spring 2015 Staff Appreciation and Valuing VG Volunteers Events in the Clubhouse in May/June, organized by JA and the Cultural Affairs Committee. JK moved, NM seconded. **Passed: 9-0.**
- O. Motion to approve Resolution 15-23.** Board support for LF to organize an in-house Training Workshop for Chairs and Committee Members. JA moved, SH seconded. **Passed: 8-0-1** Abst: EM

- P. Motion to approve Resolution 15-27**, to authorize Regular Reserve Bank Account Transfers to Special Assessment Bank Accounts, continuing the practice from 2014. NM proposed and SH accepted amendment that board president and treasurer be notified. LF moved, JA seconded. **Passed: 9-0.**
- Q. Motion to approve Resolution 15-19.** JA proposed the directors establish specific lines of internal communications. JA moved, LF seconded. SH proposed and EM seconded tabling the resolution for further discussion and clarification. **Tabled.**
- R. Information item.** To decide if Karubian (Baldwin Hills Developer) should present at a future Board Meeting. After discussion, MC proposed, JA seconded that external affairs adhoc committee to meet with the developer. Consensus.
- S. Memorandum on Landscape Architect.** **Tabled** – due to time constraints.
- T. Resolution 15-22 CLR Second Tuesday Meeting.** **Tabled** – due to time constraints.
- U. Resolution 15-26 Treat Numbered Trees like other Common-Area Assests** – tabled due to time constraints.
- V. Added item: Request for a Special Vote of Members regarding January 27, 2015 Operating Rule Changes** added as urgent item. Following clarification from owner Cynthia Singleton per JA, item tabled to Executive Session to discuss legal matters involved.

5. DESIGN REVIEW RECOMMENDATIONS

- ~~A.~~ Resolution to approve installation of a tank-less water heater Hot water to unit 5394. **Withdrawn.**

6. CORRESPONDENCE – BOARD ACTION REQUIRED

- A. Complaint Against Neighbor - Moved to Executive Session
- B. Noise and Complaint Against Neighbor - Moved to Executive Session

7. FINANCIAL REPORTS

- A. Financial Statements
- B. Treasures Report
- C. Variance Report – NM would like a cost per project to be added to the budget process for the following year. She suggests the Budget and Finance Committee get involved in larger budget tracking for smaller items. EM supports NM and also calls for cost benefit analysis.

8. MANAGER’S REPORT

- A. Manager’s Report – reviewed.

9. COMMITTEE REPORTS

- A. Landscape Committee Meeting Minutes received.

10. OPERATIONAL REPORTS

- A. Arborist Report (s). MC requested clarification from PF on what an emergency constitutes – Arborist determines tree is unsafe, action to remove is taken immediately.
- B. Preventative Maintenance Calendar
 - a. PF addressed NM concerns and questions on some items being backed up and the methods and tools used to maintain the calendar.
- C. Parking Enforcement & Towing Summary – reviewed
- D. Garage Rental Report – reviewed.
- E. Work Order Summary – reviewed. LF thanked for data but inquired if any analysis is done on it. PF stated they keep track of water intrusions.
- F. Platt Security Report – reviewed

EM brought attention to his concerns of an increase of intruders at VG and surrounding neighborhoods. PF stated if the Safety Committee produced a notice his office will print it and see to it that it is delivered.

11. INFORMATIONAL ITEMS

- A. Records Request(s) – 2 Reviewed
- B. It was noted that during the Executive Session of January 27, 2015 the Board deliberated two fine appeals, and considered matters relating to a contract with a third party, member discipline, and litigation and potential litigation.

12. ADJOURNMENT TO EXECUTIVE SESSION. JA adjourned the meeting to Executive Session at 9.36pm.

Respectfully submitted,

Claire Joyce, Secretary