

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, March 24, 2015

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

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

ABSENT: Steve Haggerty (SH), Treasurer

JA opened Homeowner Comments period at 7:05 pm.

1. HOMEOWNER COMMENTS

- A. Homeowner was concerned about cleaning of laundry rooms and urged more responses to homeowner comments.
- B. Jeffrey Mintz (5502) announced that Dan Jensen, consulting arborist, has told him he is terminally ill. He is organizing a card and will propose a memorial tree.
- C. Homeowner reported new cracks in her unit building and requested timely action.
- D. Michelle Nielkessel (5188 ½) wanted to know when her building would be repiped. Reiterated follow up to homeowner comments.
- E. George Rheault (5154) expressed concerns about the public agenda, the 2014 audit procedure and record requests.
- F. Homeowner suggested coordinating VG projects and had concerns regarding input on rule changes and decisions.

2. CALL TO ORDER

JA called open session to order at 7.19pm.

3. ADOPTION OF AGENDA: with item S moved to C1 per LF request. JA moved, JK seconded. **Passed 8-0.**

4. BUSINESS

A. Approval of Regular Open Meeting Minutes Feb 24, 2015 with two amendments by RG. LF moved, JA seconded. **Passed 8-0.**

B. Resolution 15-29 To approve the recording of a lien against Assessor's Parcel 5025-013-019, moved by BG, seconded by MC. **Passed 6-0-2** (Yea: MC, BG, CJ, NM, EM, JK, Abstain: JA, LF).

C. Information item. Public Security Transition and Orientation. PF gave report and recommended that the Safety Committee be authorized to communicate and meet with Public Security. EM requested Public Security attend the monthly Safety Committee meetings from the April Meeting. LF moved, EM seconded. **Passed 8-0.** *Action Item:* Make request to Public Security; distribute notices to owners and residents and post in designated areas.

C.1 Resolution 15-43. Approval of Landscaping Consulting contract with Carol Bornstein.

Landscape Committee Chair Matt Redman submitted a separate scope of work at the beginning of the meeting. JA moved to delegate authority to MC and BG to approve a scope of work and contract after consulting with Matt Redman and Teresa Thompson. EM seconded. **Passed 8-0. Action Item MC/BG.**

D. Information item: Petition for Special Vote Update. PF provided an update that 32 signatures were required for a special vote of members to reverse parking rule changes, but only 26 signatures remain after retractions, which is insufficient to trigger a special vote of members, and therefore the Association will not conduct a special vote of members.

E. Resolution 15-31 Notification of Proposed Rule Changes. After discussion, the resolution was **withdrawn** by JK. JA proposed that proposed rule changes be posted to the general notices board and a courtesy copy be distributed to residents via court council and mailed to off-site owners. **Passed 6-2-0.** (Nay: NM, EM).

F. Resolution 15-39 Member General Notice by individual delivery cost. **Withdrawn** by PF.

G. i. Safety Committee-Initiated Resolution 15-36. Change the Safety Committee meeting date to the second Wednesday of the month. JA moved, EM seconded. **Passed 8-0.**

ii. Safety Committee-Initiated Resolution 15-41 Approval of an open meeting for LAPD Senior Lead Officer and LAPD Gang Specialist to address VG community. JK moved, EM seconded. **Passed 8-0.**

H. Resolution 15-30. Committee Liaisons and Chair Appointments.

i. By 8-0, the Board approved the following:

- Ad Hoc Communications – Liaison, Lucy Fried; Jeanne Gagnard, Bernie Altman appointed
- Court Council Co-Chairs – Teresa Markowitz and Nat Hutton
- Cultural Affairs Chair – Allison Grover Khoury
- Safety Committee Chair– John Howell

ii. Design Review Committee - confirmation is on hold until the Liaison has officially submitted the candidate. Wendell Conn remains Acting Chair.

iii. Landscape - JA moved, BG seconded that LF continue as the Board's Liaison to Landscape Committee for Walk Arounds with TruGreen. **Failed 4-4-0.** (Yea: BG, LF, JK, JA; Nay: MC, CJ, EM, NM).

- Playground Ad Hoc Committee – JA announced committee has been disbanded, but it can be reinstated pending submission of planned report.

- Ad Hoc Community Relations Committee. JA requested that the members (EM, MC, Cynthia Singleton) propose a new task by next month in order to continue the committee. **Action Item EM/MC.**

I. Resolution 15-42 i. requesting the board ask two members to step down as Tree Committee members and refrain from participating and ii. Proposing three options for continuing the work of the Tree Committee contingent on the vote of i. After discussion, items **withdrawn** by JA.

J. Resolution 15-34: Timeline for Proposed Revision of Bylaws Article VII on Committees. JK/ BG proposed a month extension to the Monday of the week before the April Board Meeting for homeowner comments. By consensus, the information will be distributed to through Court Council, mailed to off-site owners and posted. *Action Item.*

K. Budget and Finance Committee Resolution 15-38. The Budget and Finance Committee proposed to review and reformat the change order form used in big budget items. It will be submitted for the April board meeting. The project received board support by consensus.

L. Cultural Affairs Committee Resolution 15-32. JK introduced the proposal to host a Kids Talent Show on the stage at the Main Green on the Saturday prior to the June Jazz Concert. JA moved, BG seconded. **Passed 8-0.**

M. Design Review Committee Resolution 15-33. JA introduced a DRC resolution that the office provide to homeowners inquiring about a security screen, a security screen package with a letter, brochure and installation agreement. EM seconded. **Passed 8-0.**
PF to confirm the information currently in the office hasn't changed. *Action Item.*

N. Resolution 15-40. Schedule a 2015 Reserve Budget Review Meeting for April 14, 2015 at 8pm. JA moved, LF seconded. **Passed 8-0. Action Item.**

O. Resolution 15-37. Schedule CLR Special Meeting for April 14, 2015. **Withdrawn, JA.**

P. Resolution 15-35. BG proposed increasing the monthly garage rental fee from \$55 to \$65. After discussion, BG moved, LF seconded. **Passed 5-2-1.** (Yea: BG, MC, LF, NM, EM; Nay: CJ, JK; Abst: JA).

Q. Resolution 15-26. Treat numbered trees like other common-area assets. **Tabled.**

R. Discussion item: Landscape Architect Memorandum. **Tabled.**

S. Moved to C1.

5. DESIGN REVIEW RECOMMENDATIONS

A. 5394 Khoury. Electrical upgrade. DRC in favor. JA moved, EM seconded. **Passed 7-0-1.** (Abst: JK).

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. 5323 Water Pipe Issue. PF and owner described situation. BG motioned to remove and replace the cold water pipe from the outside to the kitchen sink. Replacement should be copper. EM seconded. **Passed 8-0. Action Item.**

B. 5587 Party on the Green. By consensus, office to request resident limits guests to 49. *Action Item.*

C. 5146 Letter Regarding Improving Relationships between Board and Committees **Tabled.**

D. Committee Rule Change Comments **Tabled.**

E. 5154 Painting Concerns **Tabled.**

7. FINANCIAL REPORTS

A. Financial Statements. April will be the quarterly review. Reviewed and noted.

- B. Treasurer's Report - Reviewed and noted.
- C. Variance Report - Reviewed and noted.

8. MANAGER'S REPORT Manager's report reviewed and discussed, including

- i. Arborist – PF will get three RFPs for new arborist. *Action Item.*
- ii. Buildings 8 & 14 cracks. After discussion, there was consensus for continued observation.
- iii. Organic Pest control. NM and CJ appointed to assist office in researching other organic pest control companies. *Action Item NM/CJ.*
- iv. PF reported failure of VG well pump, it will be pulled out and examined. Special Meeting will be requested once report and proposal for fix is made. *Action Item.*
- v. Public Security will be providing their contact telephone numbers. Safety Committee and Office will produce a flyer. *Action Item.*

9. COMMITTEE REPORTS

Minutes from the following committees received and noted:

Budget and Finance

Court Council

Design Review Committee

Landscape Committee

Safety Committee

10. OPERATIONAL REPORTS

The following reports received and noted:

Preventative Maintenance Calendar

Parking Enforcement and Towing Summary

Garage Rental Report

Work Order Summary

Platt Security Reports

11. INFORMATIONAL ITEMS

A. Record Requests– 3 received

B. Payment plan correspondence

12. MEETING ADJOURNED TO EXECUTIVE SESSION at 10.11pm

During Executive Session of February 24th, 2015 the Board deliberated litigation, matters relating to violations, legal issues and payment of assessments.

Respectfully submitted,

Claire Joyce, Secretary