

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Special Open Meeting Minutes
Wednesday, October 14th, 2015

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

ALSO PRESENT: Sherri Giles (SG), Interim General Manager.

EXCUSED: Reuben Ginsburg (BG)

JA opened the homeowner comments period at 8.00pm.

1. HOMEOWNER COMMENTS

- A. Teresa Thompson commented on copies of the budget. SG made them available to those present.
- B. A homeowner commented on perspective from past budgets on the current one.
- C. Dawn Elliott commented on sewer repair payment and plumbing work.

2. GUEST SPEAKER

A. LAPD Senior Lead Officer Tynisha King was present at the safety committee meeting held immediately prior to the board meeting and by consensus, she was welcomed to address the board and community present regarding a recent mugging which took place on Village Green property. Officer King introduced herself, outlined the incident, offered suggestions and responded to questions regarding targeting of seniors, security cameras, buddy systems, emergency buttons, raising community awareness, self-defense classes, guns, pepper spray and escort and patrol visibility.

MC arrived at 8.12pm.

2. CALL TO ORDER

JA called open session to order at 8.18pm with 7 directors present.

3. ADOPTION OF AGENDA: JA moved to accept the agenda, NM seconded. EM moved to add an emergency item to open session after the budget item, regarding a crime alert flyer that was urgent and prompted by a crime that took place after the agenda had been posted. SH seconded. **Passed 6-0-1** (Abstain: JA). JA called for the adoption of the amended agenda. **Passed 7-0.**

3. DRAFT OPERATING BUDGET 2016 REVIEW

SH introduced the draft 2016 operating budget, the process of its formation and review. He explained it was day to day operations, not reserve projects and suggested spending time on line items commensurate with their percentage of the budget total. SH invited picking out line items meriting discussion, suggestions on additional income, decreases in expenditure and modification of particular figures.

4. BOARD DISCUSSION

A. Discussion of increased income sources included raising the additional garage rental fee,

accepting a new proposal from our laundry vendor, charging a market rate for inner courtyard parking, raising assessments and performing a clean sweep of all contracts.

A. Upon consideration of line item 83 (61340 Telephones), VoIP was identified as a potential source of saving that will receive further investigation by SG.

B. Upon consideration of line item 44 (61200 Office Expense), NM called to evaluate and renegotiate the Sparkletts Water contract and investigate the copier lease contract expiration date and whether the increase is built into the contract. By **consensus**, this will receive further investigation.

JK arrived at 8.55pm

C. Upon consideration of line item 11 (43110 Laundry Income), by **consensus**, JK will submit the proposals for a new laundry contract for the regular October board meeting.

D. Upon consideration of line items 154 and 156 (63030 Concrete Repairs, Common and 63031 Concrete Repairs, Exclusive Use Common Areas), NM moved to reduce each line item from \$30,000 to \$25,000. JK seconded. **Passed 7-1-0.** (Nay: LF).

E. Upon consideration of line item 211 (63190 Roof Cleaning/Small Puncture Repairs), SG informed the board that she has a proposal for consideration during the October regular board meeting.

F. Upon consideration of line item 216 (63210 Uniforms), EM moved to raise to the figure we spent this year (changing from \$5,375 to \$7,020). NM seconded. **Failed 3-4-1.** (Yea: EM,NM,MC; Nay: CJ, JK, SH, JA; Abstain: LF).

G. Upon consideration of Line item 227 (64070 Grounds Maintenance Contract), JK moved to reduce to \$300,000, JA seconded. JK accepted NM amendment to \$336,000. **Passed 7-1-0.** (Nay: LF). It has already been agreed to start the rebidding process.

H. Upon consideration of line item 229 (64090 Irrigation PM/Repair), after clarification that this item refers to repair of existing irrigation, not new work, JA moved to lower from \$6,000 to \$4,000. NM seconded. **Passed 7-1-0.** (Nay: LF).

I. Upon consideration of line item 223 (64120 Landscape Contract Extras), NM moved to cut the budget to mulch one quarter of the courts in 2016 (instead of one half of the courts), and to evaluate before continuing the work. JK seconded. **Passed 7-1.** (Nay: LF).

(Note: JK seconded it, stating halving it gives \$5680, but the cost of mulching 50% of courts is \$7875, not the total amount of the item \$11,375 so the new figure should be \$3978 for line item 235 and \$7,438 for line item 233.)

J. Upon consideration of line item 237 (64170 Planting – Replacement), NM moved to cut from \$15,000 to \$5,000 and to move the \$10,000 from trees to the reserve budget. CJ seconded. **Passed 7-0-1** (Abstain: JA).

K. Line item 238 (64200 Tree Care). It was noted that this item will be rebid. Current vendor, Landcare will no longer offer this service.

L. Upon consideration of line item 256 (65050 Water), NM moved to reduce this item by \$20,000, to take into account 2015 increase caused by the well being down. JA seconded. **Passed 8-0.**

M. Upon consideration of line item 267 (66090 Insurance Package), by consensus it will be listed for rebid in 2016.

N. Upon consideration of line item 289 (Rubbish Trash Removal), NM moved to keep the item at \$67,916, the year end projected amount and to go back to NASA to renegotiate or rebid. JK seconded.

Passed 6-2-0. (Nay: EM, LF).

O. Upon consideration of line item 303 (Wages-Overtime), NM moved to reduce from \$14,724 to \$5,000 with the expectation there will be overtime but it will be evaluated every month. EM seconded.

Passed 5-2-1 (Yea: SH,CJ,MC,NM,EM; Nay: JK,LF; Abstain: JA).

5. EMERGENCY BUSINESS

A. Crime Alert Flyer: In response to the latest of a number of crimes taking place on Village Green property, EM moved to use the document prepared by safety committee chairperson, John Howell as a guide for SG in preparing a crime alert for distribution to the community via court council. JA seconded. After discussion, **passed 8-0.**

6. MEETING ADJOURNED TO EXECUTIVE SESSION at 10.15pm by JA.

7. RECORD OF EXECUTIVE SESSION

During executive session on September 29th, 2015, the board deliberated personnel matters, litigation, matters relating to violations, legal issues, payment of assessments and formation of contracts. The board authorized judicial foreclosure action for liens against Assessor's Parcel Numbers 5025-012-114 and 5025-008-082.

8. FUTURE MEETING

The next open session regular meeting is scheduled for October 27, 2015 at 7pm at the Clubhouse.

Respectively submitted,

Claire Joyce,
Board Secretary.