

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, March 22, 2016.

DIRECTORS PRESENT: Jerri Allyn (JA), President; Joseph Khoury (JK), Vice President; Claire Joyce (CJ), Secretary; Reuben Ginsburg (BG); Norma Miller (NM); Lucy Fried (LF); Anne McGinn (AMcG).

EXCUSED: Steve Haggerty (SH), Treasurer; Ethan Markowitz (EM);

ALSO PRESENT: Sherri Giles (SG), Operations Manager

JA opened the homeowner comments period at 7pm with 6 directors present.

1. HOMEOWNER COMMENTS

A. 5559. Mr. Hutton reported on Ms. C. Singleton's behalf detailing updates from the neighboring community meetings they attended.

B. 5325 ½. Ms. Foundray commented on plumbing issues in building 74 and was advised to submit a work order.

2. CALL TO ORDER

JK called open session to order at 7.13pm with 7 directors present.

3. ADOPTION OF AGENDA: JA moved to adopt the agenda, JK seconded. **Passed 7-0.**

4. BUSINESS

A. Approval of Regular Open Meeting Minutes, February 23, 2016. JA moved to approve, CJ seconded. As amended to clarify item 4L was a proposal with options on how to handle the building 74 pipes, **Passed 7-0.**

B. Liens.

a. Resolution 16-18. JA moved to approve the recording of a lien against Assessor's Parcel Number, 5025-009-107, LF seconded. BG requested vote be deferred until attorney can respond to whether a lien can be recorded in this instance, when the money owed is in the form of unpaid fines rather than assessments. JA tabled the item pending attorney feedback. **Tabled. Action Item SG.**

b. Resolution 16-19. AMcG moved to approve the recording of a lien against Assessor's Parcel Number, 5025-009-061, JA seconded. **Passed 7-0.**

c. Resolution 16-20. JK moved to approve the recording of a lien against Assessor's Parcel Number, 5025-009-041, JA seconded. **Passed 7-0.**

d. Resolution 16-21. NM moved to approve the recording of a lien against Assessor's Parcel Number, 5025-009-042, JA seconded. **Passed 7-0.**

e. Resolution 16-22. JA moved to approve the recording of a lien against Assessor's Parcel Number, 5025-008-097, JK seconded. **Passed 7-0.**

f. Resolution 16-23. JK moved to approve the recording of a lien against Assessor's Parcel Number, 5025-007-107, JA seconded. **Passed 7-0.**

C. Discussion Item: Guidelines for VG Trees/ Response to 2014 Planting Concerns.

JA proposed for discussion accepting a draft response to a homeowner regarding a tree planting, LF seconded. After discussion including noting the correction to “the Oak to replace the Pepper” in the first paragraph, inclusion of the 2014 resolution in a reply, responding to individual homeowners, and the content of the draft, JA **withdrew** the proposal.

D. Reserve Budget Meeting

JA moved to reschedule the reserves budget meeting for April 5th at 7pm, NM seconded. Discussion included number of directors required for quorum, **passed 7-0**.

E. DRC-initiated Resolution 16-24: Install Light Pole.

JA moved to approve the resolution to install a historic light pole at the entrance to Court 11. LF seconded. After discussion including safety committee light mapping, long term strategies and funding, JA **tabled** and will send the proposal to the safety committee for input. *Action Item JA*.

F. Court Council Resolution 16-26: Tree Climbing at Village Green.

CJ moved to request the board approve placing a sign by the oak tree on the main green, with the words “Tree Climbing is Prohibited; Esta Prohibido Subirse a los Árboles”. The initiative will be supported by a flyer and noted in *Highlights*. LF seconded. After discussion. **Passed 5-1-1**. (Yea: CJ, LF, AMcG, BG, NM; Nay: JK; Abstain: JA). Court council will obtain 3 sign bids, design in line with current VG rule signs and submit for approval. *Action Item CJ/AMcG*.

G. Mosquito Education Adhoc Committee Resolution 16-27. Members.

LF moved to approve the members of the Ad hoc Mosquito Safety Education Committee – Dagmar Buck and Jeffrey Mintz, with LF as liaison. JA seconded. **Passed 7-0**.

5. DESIGN REVIEW RECOMMENDATIONS

A. 5176 – Washer/Dryer, Recess Lighting, Tub.

LF moved to approve the request. NM seconded. **Passed 7-0**.

B. 5205½ - Wall Furnace.

LF moved to approved the request. JA seconded. **Passed 6-0**. (AMcG temporarily absent). JA will call to note that although approved, may considering trying to repair as less expensive alternative.

C. 5251 – Washer/Dryer, Toilet/Sink.

LF moved to approve the request. CJ seconded. **Passed 5-0-1**. (Abstain: NM).

D. 5319½ - Washer/Dryer Installation.

JA moved to approve the request. AMcG seconded. Amended to stipulate clearly that it must be a ventless dryer or a DRC approved location for the vent. It does not have to come back to the board after DRC approval. **Passed 7-0**.

E. 5440½ - Air Conditioner. JA moved to approve the request. NM seconded. After discussion, JA **tabled** until receipt of a “reasonable accommodation” request. SG will send the letter. It may be put on the April 5 agenda if urgent. *Action item SG*.

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. Airbnb Concerns. SG noted that investigations have begun and enforcement letters have been sent out as appropriate. BG moved to ask the office to send letters to owners advertising for roommates

on Airbnb reminding that short term rentals are not permitted per the CC&Rs. NM seconded. **Passed 7-0.**

B. Hoverboard Concerns. Discussion noted that motorized vehicles on the paths and storage of flammable items in the garages are prohibited. JA will respond to the homeowner. **Action Item JA.**

C. Proposed Appointment. After discussion regarding the title of Emeritus Election Inspector, it's implication and alternate methods of honoring the services of a resident, JA moved the meeting on and will discuss with Ms. Cyrus.

D. Painting Reimbursement. After discussion, JA moved to approve covering the cost of the building 14 homeowner crack repairs. NM seconded. **Withdrawn.** JK moved to reimburse \$500 in line with the amount approved for building 8 last month and a letter to the homeowner explaining previous approval. LF seconded. **Passed 7-0.**

E. Public Security Complaint. Noted.

F. Noise Complaint. Noted.

7. FINANCIAL REPORTS

A. Financial Statements - Reviewed and noted.

B. Treasurer's Report - Reviewed and noted.

C. Variance Report - Reviewed and noted.

NM reported on status of consolidated utilities report. Ross Morgan did not provide previously BFC received report. **Tabled** until SH can provide genesis of the report.

8. MANAGER'S REPORT

Reviewed and discussed.

a. As noted in financial reports, DWP Consolidated Summary of Utility Bills is tabled until next month pending NM/SH input.

b. WRSSR Report – Collection Strategies. After discussion and by consensus the action is **tabled** until BG has located information provided by former manager Peter Fay regarding collections.

9. COMMITTEE REPORTS

Minutes and/or reports from the following committees were received and noted:

Budget and Finance; Communications; Court Council; Landscape; Safety.

a. JA moved to approve the following Court Council officers, court representatives and alternates. CJ seconded.

Chair: Nat Hutton.

Vice-chair: Cynthia Singleton.

Secretary: Jordan Moore.

Court 1. Dagmar Buck, Rep.

Court 2. Genia Young, Rep.

Court 3. Betto Arcos, Rep.

Court 4. Diann Dumas, Rep.

Court 5. Pat Brown, Rep.

Court 6. Jordan Moore, Rep; Bernie Altman, Alternate.

Court 7. Glenn Nakagaki, Rep.

Court 8. Teresa Markowitz, Rep; Ethan Markowitz, Alternate.

Court 10. Rhonda Lavender, Rep.

Court 11. Nat Hutton, Rep; Wendell Conn, Alternate.

Court 12. Harriette Bone, Rep; Carole Walker, Alternate.

Court 13. Kate Martin, Rep; Lucy Fried, Alternate.

Court 14. Volunteers; distribution only.

Court 15. Cynthia Singleton, Rep.

Court 16. Carolynn Middleton, Rep; Heide Oglesby, Alternate.

Court 17. Regina Bryant, Rep; Greg Upshaw, Alternate.

W/E Circle. Cynthia Cyrus, Rep.

Passed 7-0.

b. JA moved to approve the following DRC officers and eligible members. NM seconded.

Co-chair: Wendell Conn

Co-chair: Susan deGiulio

Members: Sheldon Barkin, Judith Bershak, Linda Nicolai, Teresa Thompson, Stephen Wolf.

Passed 6-0-1. (Abstain: LF).

c. NM moved to approve the following Safety Committee officers and eligible members. JA seconded.

Chair: John Howell

Secretary: Karen Howell

Members: Penny Bannerman, Cynthia Singleton, Jim Bouchard, Judith Mellon, Nat Hutton, Regina Bryant, Bill Karydes, Judith Mellon.

Passed 7-0.

d. JA moved to approve the continuation of the Adhoc Committee – Community Relations with members Cynthia Singleton and Nat Hutton and liaison Ethan Markowitz. NM seconded. After discussion of reporting timeline, **passed 7-0.**

e. JA moved to approve the continued formation of the executive committees for both Transition and Job Search until their existence is unnecessary. CJ seconded. **Passed 7-0.**

10. OPERATIONAL REPORTS

The following reports were received and noted:

Preventative Maintenance Calendar; Parking Enforcement Summary; Garage Rental Report; Work Order Summary; Escort and Patrol Reports

11. INFORMATION ITEMS

A. 5559 – Thank you note. Noted.

12. MEETING ADJOURNED TO EXECUTIVE SESSION at 9.08pm.

During executive session on February 23, 2016, the board deliberated personnel matters, litigation, matters relating to violations, legal issues, payment of assessments.

The next open session regular meeting is scheduled for April 22, 2016 at 7pm.

A special open session reserves budget meeting is scheduled for April 5, 2016 at 7pm.

Respectfully submitted,

Claire Joyce, Secretary