

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, April 26, 2016.

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

EXCUSED: Anne McGinn (AMcG).

ALSO PRESENT: Sherri Giles (SG), Operations Manager

JA opened the homeowner comments period at 7.01pm with 7 directors present.

1. HOMEOWNER COMMENTS

- A. 5235 ½. Ms. Masters commented on patio crack work.
- B. 5226. Ms. Salgues commented on wall crack repairs.
- C. 5205 ½. Mr. Howell commented on a police appreciation event.
- D. 5211. Ms. Singleton commented on a car wash zoning hearing.
- E. 5174 ½. Ms. Elliot commented on a play structure and lighting.
- F. 5559. Mr. Hutton commented on a design tour.

2. CALL TO ORDER

JA called open session to order at 7.16pm with 8 directors present.

3. ADOPTION OF AGENDA: JA moved to adopt the agenda, CJ seconded. **Passed 8-0.**

4. BUSINESS

A. Election Inspectors 2016 Report. Discussion of the report by the board and inspectors included an expression of gratitude for the work of the inspectors, additional efforts to support the inspectors work and ways of recording spoiled votes.

B. Approval of Regular Open Meeting Minutes, Mar 22, 2016. JA moved to approve, SH seconded. **Passed 6-2.** (Abstain: SH,EM).

C. Approval of Special Open Meeting Minutes, April 5, 2016. JA moved to approve. BG seconded. CJ will amend transcript to reflect 5 directors were present for beginning of meeting. **Passed 6-2.** (Abstain: CJ,JK). *Action Item CJ.*

D. Liens.

JK moved to approve, JA seconded,

- a. Resolution 16-18, the recording of a lien against Assessor's Parcel Number, 5025-009-107,
 - b. Resolution 16-28, the recording of a lien against Assessor's Parcel Number, 5025-007-089,
 - c. Resolution 16-29, the recording of a lien against Assessor's Parcel Number, 5025-008-038,
 - d. Resolution 16-30, the recording of a lien against Assessor's Parcel Number, 5025-012-015,
 - e. Resolution 16-31, the recording of a lien against Assessor's Parcel Number, 5025-007-065,
- Passed 7-0-1.** (Abstain: LF).

E. Resolution 16-32. President's Report.

NM moved the board approve that the president shall submit a written report to the board of directors on a monthly basis, any material action or decisions taken on behalf of the association. CJ seconded. After discussion, amended that it be an agenda item but at the discretion of the president in form and content. **Passed 7-0-1.** (Abstain: JA).

F. Resolution 16-33. 2015 Audit Acceptance and Approval.

JA moved the board of directors of VGOA accept and approve the association's audit report and audited financial statements for the year ended December 31, 2015, as prepared by Creighton Tevlin, CPA. SH seconded. After questions, **passed 7-0-1.** (Abstain: NM).

G. Discussion Item. Building 14 Repairs – Houston/ Tyner Correspondence.

SG introduced the item and recommended moving ahead with patch and repair work to building 14 and requested board decide whether to agree to Mr. Tyner's request to meet with them. After discussion of the report recommendations, time frame of options, cost and inconvenience to homeowners, EM moved to invite Mr. Tyner to the May regular board meeting, with discussion to include landscaping recommendations and to approve patch and repair of building 14 wall cracks with a cap of \$1000 per unit. **Passed 8-0. Action Item SG.**

NM was excused at 8.08pm.

BG moved and JA seconded appointing two directors to develop the next steps for implementing landscaping recommendations. No volunteers or vote. **By consensus**, liaison LF will bring the topic to the landscape committee and it will be part of the May meeting discussion. **Action Item LF.**

H. Resolution 16-34. Well Consultant.

SG introduced the proposal from Richard C. Slade & Associates LLC to provide an independent review and second opinion in regard to work proposed by General Pump for the Association's existing onsite irrigation-supply water well. After discussion, EM moved to accept the proposal, JA seconded. **Passed 7-0. Action Item SG.**

I. Resolution 16-35. Well Liner Casing.

SG introduced the item which included an estimate of the cost for lining the upper portion of the well. The full proposal was not yet available. BG moved to table the item until after the report approved in resolution 16-34. CJ seconded. **Passed 7-0. Tabled.**

J. DRC-Initiated Discussion: Replacement and attendant issues for 1940s aging furnaces.

JA introduced, tabling the discussion on vents, detailing two current issues and the DRC plans to research, document and request to liaise with maintenance supervisor Harold Graves. After discussion including establishing a process for finding furnace replacement, past research, consequences of new codes and role of a facilities engineer in this, SH moved that a. the DRC continue their work collecting relevant information, b. the board grant the DRC reasonable access to maintenance supervisor Harold Graves, c. the board not approve action at this time on the two detailed cases, d. add this item to the task list of the future facilities engineer. EM seconded. **Passed 7-0. Action Item JA.**

K. Resolution 16-36. Washer/Dryer Contract Options.

JK introduced the item and moved to request the manager negotiate and present to the board for approval contract option 1, a 7-year lease agreement, 50% commission of money collected, \$40,189 signing bonus, brand new front loader machines and installed wireless debit/credit card payment system. Three additional machines will also be requested. EM seconded. **Passed 7-0. Action Item SG.**

L. 2015 Election Challenge Appeal.

JA introduced the item and after discussion, BG moved to direct LF not to print an article on it in the monthly newsletter until is brought before the board next month. JK seconded. **Failed. 2-3-2.** (Yea: JA,JK; Nay: SH,BG,LF; Abstain:EM,CJ).

M. Civil Code §5500 Quarterly Review.

It was noted that a majority of the board has completed the quarterly financial review for the quarter March 31, 2016 as per civil code §5500.

N. Reserves Budget Meeting.

JA tentatively scheduled a special reserves budget meeting for May 17. SH will email the board to confirm dates. **Action Item SH.**

JA moved to table items O, P and Q because of time. EM seconded. **Passed 7-0.**

O. DRC-initiated Resolution: Garage Court Directional Signs.

P. DRC-initiated Resolution: Outside Fence Color Addition.

Q. Resolution: New Director Information.

5. DESIGN REVIEW RECOMMENDATIONS

A. 5440 ½. Air Conditioner Request. After review and discussion, JA moved to reject the request submitted and to approve temporary air-conditioning to be removed when the condition is resolved. The owner will be told to return to the board if they cannot find an appropriate temporary solution. EM seconded. **Passed 6-0-1.** (Abstain: LF).

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. Tree Damage Complaint. Noted.

B. Heater Payment Concern. DRC liaison will reply that research into furnace replacement is in process. **Action Item JA.**

C. Request for Green Parking Permit. CJ moved to approve the request. EM seconded. After discussion, including precedence and relinquishing the associated garage, motion was withdrawn. JK moved to deny the request. EM seconded. **Passed 4-2-1.** (Yea: JA,EM,LF,JK; Nay:SH,BG; Abstain:CJ).

SH was excused at 9.37pm.

D. Request for Reimbursement. JA moved to deny the request for reimbursement for piano relocation during repairs. EM seconded. After questions and discussion including precedence, **passed 5-1-0.** (Nay: LF).

NM rejoined at 9.50pm.

E. Homeowner Correspondence. Discussion only.

F. Short-term Rental Complaint. By consensus, no action required.

7. FINANCIAL REPORTS

A. Financial Statements - Reviewed and noted.

B. Treasurer's Report - Reviewed and noted.

C. Variance Report - Reviewed and noted.

Discussion included BFC delinquency questions and terminating garage rental leases on delinquent homeowners. SG will provide NM with the lease contract. **Action Item SG.**

8. MANAGER'S REPORT

Reviewed and discussed.

9. COMMITTEE REPORTS

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

Budget and Finance; Communications; Court Council; Cultural Affairs; Design Review; Landscape; Safety; Tree; and Community Outreach.

A. JK moved to approve the cultural affairs committee officers as follows: Chair: Allison Grover-Khoury; Secretary: Jean Wilson; Treasurer: Avelene Schodorf. 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. Record Request – 1.

12. MEETING ADJOURNED TO EXECUTIVE SESSION at 10.26pm.

During executive session on March 22, 2016, the board deliberated personnel matters, litigation, matters relating to violations, legal issues and payment of assessments. This included four violation fine appeals, and an authorization to proceed to foreclose upon the lien on assessor parcel number 5025-012-044.

The next open session regular meeting is scheduled for May 24, 2016 at 7pm.

Respectfully submitted,

Claire Joyce, Secretary