

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

DIRECTORS PRESENT: Jerri Allyn (JA), President; Reuben Ginsburg (RG); Norma Miller (NM); Lucy Fried (LF); Ethan Markowitz (EM); Steve Haggerty (SH) by phone, Treasurer; Anne McGinn (AM).

EXCUSED: Claire Joyce (CJ), Secretary; Joseph Khoury (JK), Vice President

ALSO PRESENT: Sherri Giles (SG), Operations Manager

Opened the homeowner comments period at 7:03 pm with 7 directors present.

1. HOMEOWNER COMMENTS

- A. Jim Bouchard 5581 – Spoke in favor a modification of unit – AC for medical condition.
- B. Dawn 5174.5 – Would prefer we did not speak about the CLR in advance of a vote by the entire membership.
- C. Michelle Mikesell 5188.5 – Would like to know when her building will be re-piped. Original request in January.
- D. Margaret Hart 5186.5 – Would like building to be re-piped and clarification on tankless water heater and AC installation.
- E. Sue Hausmann 5263 – Wants to make sure we vote on tree committee chair and new member for tree committee
- F. Alfreda Masters 5235.5 – Wants to make sure we discuss her patio repair.
- G. Cynthia Singleton 5211 – She has written an article with Lucy to encourage residents to call Herb Wesson and oppose proposed pocket park. She is concerned about the runaway construction in apartments, some modifications not permitted. Also, she believes that washers and dyers inside units are creating too much waste water for interior waste lines to handle.
- H. Jeffery Mintz 5502 – Asserted that the tree committee has followed the secretary of interior standards.
- I. Georgia Lumpkin 5473 – On April 6, she put in a work order for a dead carob tree, but no one ever removed it. She is concerned about safety and legal liability.
- J. Ted Lumpkin 5473 – Received a notice that his car may be towed away in 48 hours, even though he has a VG sticker.

2. CALL TO ORDER

JA called open session to order at 7:35 pm with 7 directors present.

3. ADOPTION OF AGENDA: JA moved to adopt the agenda, AM seconded. NM suggested we table Item D and Executive session item F until August. Passed 7-0

4. BUSINESS

- A. **Approval of Regular Open Meeting Minutes, June 28, 2016.** JA moved to approve, NM seconded. Passed 5-0-2. (AM, SH abstained)
- B. **Approval of Special Open Meeting Minutes, July 11, 2016.** JA moved to approve, SH seconded. Passed 5-0-2 (NM, RG abstained).

- C. **Lien(s) Resolution 16-55** – APN 5025-008-088
NM moved to approve, RG seconded. Passed 7-0
- D. **Resolution 16-35 Well Casing Liner**
EM moved to approve, JA seconded. Passed 5-2 (EM/NM opposed).
- E. **Resolution 16-56: Additional Well Recommendations**
RG moved to approve option 1, NM seconded. Passed 7-0.
- F. **Discussion Item – Well Consultant, Updated Memorandum Recommendations**
NM moved to accept Sherri’s recommendation to solicit the proposals (contact a water rights attorney, supervise field work, etc.). Norma adds that Richard Slade should include in his proposal the cost to hire a consultant to supervise the initial work. Passed 7-0.
- G. **Resolution 16-57 – Draft Response to the City re: Mills Act**
JA moved to approve, NM seconded. Letter will be sent to the firm (Robert Smiley and Associates) that represented Village Green when VG signed the Mills Act contract for review. Passed 7-0.
- H. **2016 Audit Contract**
RG moved to approve, LF seconded. Passed 6-0 (AM was absent for this vote).
- I. **Resolution 16-59: Vendor Legal Compliance**
LF moved to approve, JA seconded. SH amended that the VG office have our attorneys draft some language for future contracts that reflects the intent of the resolution. Passed 5-0-2. (JA and SH abstains)
- J. **Resolution 16-60: DRC Homeowner Info Sheet**
JA moved to approve, SH seconded. TABLED All board members and the office submit changes to EM with a deadline of August 9.

5. Design Review Recommendations

- A. **5456.5 - Wall Removal**
EM moved to approve, JA seconded. Failed 2-2-3 (EM, NM yes) (SH, RG opposed)(LF, AM, and JA abstained).
- B. **5273 – Ventless Washer Dryer**
JA moved to approve, LF seconded. Passed 6-0 (SH absent at 9:02).
- C. **5305 – Ventless Washer Dryer**
JA moved to approve, NM seconded. Passed 5-0-1. (JA abstained)
- D. **5581 – AC/Furnace Installation**
Moved executive session

6. Correspondence - Board Action Requested

- A. **Patio Repair Complaint**
NM moved that we not repair patio, and only grind cement if it becomes a trip hazard. Passed 7-0 (SH returned 9:17pm)
- B. **Security Incident Update**
Reviewed and discussed
- C. **Unit Insulation Installation Request**
Action Item: AM to write homeowner and suggest she attend the reserves budget meeting to make her suggestion.

7. FINANCIAL REPORTS

A. Financial Statements - Reviewed and noted.

B. Treasurer's Report - Reviewed and noted.

C. Prior Year Equity Report –

TABLED until next month. Action Item: SH will find out why there was a decrease of \$136,700.56 in June and an increase of \$41660.60 in May in Prior Year Equity.

D. Six Month Review of VG Delinquencies (Tabled)

E. Variance Report - Reviewed and noted.

8. MANAGER'S REPORT

Reviewed and discussed.

9. PRESIDENT'S REPORT

Reviewed and discussed.

10. 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.

A. Communications – The Board approved members and confirmed the chair and secretary. Passed 7-0

B. Tree Committee – The Board approved members (7-0) and confirmed the chair (6-1 LF opposed).

C. Court Council – Concern over the colors and layout of proposed “Don’t Climb the Tree Sign”. DRC will review.

11. 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

12. INFORMATION ITEMS

A. **Records Request** - Reviewed and discussed.

13. MEETING ADJOURNED TO EXECUTIVE SESSION at 10:32 pm.

During executive session on June 28, 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 August 23, 2016 at 7pm.

Respectfully submitted,

Ethan Markowitz