

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, August 23, 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); Anne McGinn (AMcG).

ALSO PRESENT: Sherri Giles (SG), Operations Manager; Martin Breit (MG), Facilities Engineer.

JA opened the homeowner comments period at 7.02pm with 9 directors present.

1. HOMEOWNER COMMENTS

A. 5211. As part of the Community Outreach committee, Ms. Singleton reported on the Empowerment Congress West Area Neighborhood Council, the planned La Cienega development, and an LAPD/LAUSD community service opportunity.

B. 5520. Ms. Anglin commented on littering on the property.

2. CALL TO ORDER

JA called the open session to order at 7.13pm with 9 directors present.

3. ADOPTION OF AGENDA: JA moved to adopt the agenda, NM seconded. As amended, withdrawing item 4K and moving item 6B to a new 4K, **passed 9-0.**

4. BUSINESS

A. Approval of Regular Open Meeting Minutes, July 26, 2016. JA moved to approve, EM seconded. Amended to strike item 4K. **Passed 7-0-2.** (Abstain: JK, CJ).

B. Liens. None.

C. Resolution 16-69: Schedule Special Reserves Budget Meeting.

JA moved to schedule a second special meeting regarding reserves budget for Sept 20th at 7pm. LF seconded. **Passed 9-0.**

D. Resolution 16-61: Town Hall Meeting Sponsored by the Board on the Cumulus Project.

LF moved the board sponsor a town hall meeting in October to hear and discuss information about the 1200-unit Cumulus luxury housing complex currently slated to be built at La Cienega and Jefferson. SH seconded. Notice will include a disclaimer that the board has not taken a position on the development. **Passed 9-0.**

E. Resolution 16-62: Hydrogeological/ Engineering Services During Wall Rehabilitation.

SG introduced and EM moved to approve the proposal from Richard C. Slade & Associated LLC for hydrogeological and engineering services during the rehabilitation work by General Pump Company on the Association's existing irrigation-supply water well. NM seconded. After discussion including how it co-ordinates with the General Pump contract and change orders, **Passed 9-0.** \$28,750 from budget account: 32250 - well repairs.

F. Resolution 16-63: Groundwater Monitoring Program.

SG introduced and LF moved to approve the proposal from Richard C. Slade & Associates LLC for initiating and conducting groundwater monitoring program for the Association's existing onsite irrigation supply water well. JA seconded. After discussion including the use and benefits of the data going forward, **passed 9-0**. \$6,950 from budget account 64230-Well Maintenance.

G. Resolution 16-64: Water-Rights Attorney.

SG introduced the information regarding 3 water rights attorneys recommended by Richard C. Slade who may be able to provide an independent opinion regarding future VGOA involvement with the Groundwater Sustainability Agency. Following discussion, BG moved that management interview and select a water rights attorney and the board appoint two directors as an executive committee to draft a letter for the hired attorney. EM seconded. **Passed 9-0**. EM/BG will serve as the executive committee. *Action Item SG/EM/BG*. Budget account 32250 - well repairs - no funding approved.

H. Resolution 16-65. Monthly Transfer Policy.

SH moved that the Village Green Board reaffirms our policy of making monthly transfers from our operating firm account [11010-C.N.B. #010-302870] to our regular reserve fund account [12605 – Union Bank #0033614967] and our special assessment reserve account [13050-Union Bank #0032285769]. Reserve transfers will be made on having sufficient operating funds for the month. JK seconded. After discussion including verification that this information, including the amounts will be available in the board room for check signers, **passed 6-1-2**. (Yea: SH,JK,EM,CJ,BG; Nay: NM; Abstain: JA,AMcG). *Action Item SG/SH*.

I. Communications Committee-Initiated Resolution 16-66. New VG Website Content.

CJ moved the board approve the following procedure for adding content to the website: a. the Board can note any information or reports presented during meetings for inclusion as content on the website. b. Committees: the various board committee liaisons can send appropriate committee information such as flyers and reports to the Village Green website email for inclusion in the website. c. VG management can send appropriate official information and bulletins for inclusion in the website. d. Items for inclusion in the calendar may be sent by event organizers as they would for *Highlights*. e. All content goes to the Village Green website email address. The website team will determine appropriate location for content. LF seconded. After discussion, **passed 9-0**.

J. Communications Committee-Initiated Resolution 16-67. Links to Other Websites/Informal Groups.

CJ moved the board approve links to external websites and informal VG groups that are of use and service to the community. Three pages on the website that include links to external websites will obtain a disclaimer of liability, endorsement or affiliation with the HOA. LF seconded. **Passed 9-0**.

K. National Historic Landmark Landscape Guidelines.

(Originally under correspondence, moved to business for discussion prior to DRC recommendations.) NM reported on all Village Green general building permits being flagged not for approval at present. Discussion included past practice of the DRC and the board in regard proposed changes to units, the relationships between VGOA and the city, the CLR and the Mills Act. No action taken.

5. DESIGN REVIEW RECOMMENDATIONS

A. 5456.5 – Wall Removal. After discussion regarding precedence, approval procedures, the relationship with the planning office and the Mills Act, JK moved to approve the request if it is also submitted to the city for review, CJ seconded. **Passed 8-1** (Nay: BG).

As part of discussion NM proposed that all approved DRC recommendations and proposals be submitted to Lambert Giessinger, with this one flagged for particular consideration and input. DRC liaison/ President JA and DRC co-chair Susan diGuilio will submit the proposals to Mr. Giessinger and offer to speak to homeowners as necessary. JA seconded. **Passed 9-0. Action Item JA.**

B. 5335. Tankless Water Heater. JK moved to approve the modification request, SH seconded. **Passed 9-0.**

C. 5581. AC/Heater Proposal. NM move to approve the modification request with caveat that a general building permit be obtained by the owner. JA seconded. After discussion including precedence, reasonable accommodation and insulation; and amended to emphasize all DRC caveats also be included and met. **Passed 9-0.**

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. HVAC Installation. Moved to executive session, confidentiality required.

B. National Historic Landmark Landscape Guidelines. Discussed as business item 4K.

C. Security Door Installation. After introduction by MB, EM moved the board instruct the office to send a notice of violation to the homeowner, requesting removal of the door and replacement with the VG approved door. SH seconded. After discussion including Mills Act standing, **passed 8-1-0.** (Nay: LF).

D. Maintenance Repair Issues. Noted, issue already resolved.

E. Unit Issues. BM updated on an ongoing situation, no action taken.

7. FINANCIAL REPORTS

A. Financial Statements - Reviewed and noted.

B. Treasurer's Report - Reviewed and noted.

C. Variance Report - Reviewed and noted.

D. Prior Year Equity Report. Discussion included procedure for changes made to the audit.

8. MANAGER'S REPORT

Reviewed and discussed.

9. PRESIDENT'S REPORT

Given and discussed. Action taken: EM moved to approve that the attorney recommended changes to a letter drafted in response to one by Mr. Lambert Geissinger regarding Mills Act compliance be made and the letter submitted within the next two weeks. JA seconded. Amended to specify in the letter that the board shares Mr. Geissinger's concerns regarding the Redwoods and is still looking into addressing them so that we are in compliance. **Passed 9-0.**

9. COMMITTEE REPORTS

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

Budget and Finance; Communications; and Landscape including the Horticulturist Report.

10. OPERATIONAL REPORTS

The following reports were received and noted:

The Arborist's Report, Preventative Maintenance Calendar; Parking Enforcement Summary; Garage Rental Report; Work Order Summary; Escort and Patrol Reports

11. INFORMATION ITEMS

A. New Payment System for Washers/Dryers. Noted.

12. MEETING ADJOURNED TO EXECUTIVE SESSION at 10.12pm.

During executive session on July 26, 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 Sept 27, 2016 at 7pm.

A special open session meeting (reserves budget) is scheduled for Sept 20, 2016 at 7pm.

Respectfully submitted,

Claire Joyce, Secretary