

THE VILLAGE GREEN OWNERS ASSOCIATION

Board of Directors Special Open Meeting Minutes

Tuesday, September 20, 2016.

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

EXCUSED: Reuben Ginsburg (BG).

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

1. CALL TO ORDER

JA called open session to order at 7.06pm with 6 directors present.

2. ADOPTION OF AGENDA:

JA moved to adopt the agenda, LF seconded. **Passed 6-1-0.** (Yea: JA,LF,JK,SH,EM,CJ; Nay: NM).

AMcG arrived at 7.07pm.

3. BUSINESS

A. Reserves Budget – Review Priorities

SH introduced the data provided to the board and audience and SH, SG and MG addressed questions.

Discussion included:

Special Assessment Projects.

1. Roof assessment, the cost and worth and the origin of the figures provided.
2. Inclusion of the past figures for the deferred interior waste lines and exterior lighting items. By consensus, SH will put these two items (32183 Interior Drain Lines and 32065 Lighting, Exterior) in their own section of the document so they can be continually revisited. **Action Item SH.**
3. 3185 & 32187 Sewer lines – 8” pipe. Inclusion of the figures we have in the document.
4. 32183 Interior Drain Lines including data analysis and costs.

Major Reserve Replacement Projects.

5. 32190 Exterior Water Supply Lines including water pressure problems and repairs.
6. Status of the serpentine walls.
7. Irrigation System Replacement, planning time, timeline.

Ongoing Reserves Projects.

8. Criteria for being reserves vs. operational.
9. 32155 – Numbered Tree Replacement.
10. 32035 – Clubhouse – Refurbish. After discussion of the conditions of the bathrooms, sliding doors and furniture for residents and staff using the clubhouse, and including past plans for refurbishment vs. restoration, NM moved the board approve \$20,000, budgeted for Clubhouse-refurbishment. LF seconded. Office to set priority of work within the budget, with bathrooms, sliding doors and furniture suggested as the order of priority within the line item. **Passed 8-0. Action Item SH/SG.**

11. 23152 Carpentry Repairs. Discussion included building painting, the bidding process, costs and cost effectiveness. Line item was maintained; SG/MB may bring a resolution to the board regarding a proposal for a carpentry repair contract in tandem with a painting contract. **Action Item SG/MB.**

14. Water Heaters in laundry rooms. Newly available High Efficiency models that may have cost savings after an initial outlay.

B. CLR Request by Office of Historic Resources.

JA introduced the topic and resolution and LF moved to have the directors approve the Cultural Landscape Report be submitted, as requested, to Lambert Giessinger, the Historic Architect in the Office of Historic Resources who oversees the Mills Act contracts, NM seconded. After discussion of inclusion of a cover letter explaining the status of the CLR within Village Green, (has been received and accepted by the board, not yet voted on for approval but having some work done on it, and still being used as a guide), the item was amended to table the resolution until the Sept 27 meeting. EM/JK will compose a cover letter and submit to the board for approval at the next meeting. **Passed 8-0.** NM moved JA phone Mr. Giessinger to let him know that the board will send him the CLR directly after the next board meeting. SH seconded. Agreed by consensus. **Agenda Item CJ**

4. HOMEOWNER COMMENTS

A. Ms. Dumas commented on exterior waste line failures and needs.

B. Ms. Thompson commented on irrigation and interior waste line failures and needs.

C. Ms. Elliot commented on the CLR.

5. MEETING ADJOURNED TO EXECUTIVE SESSION at 9.56pm.

During executive session on August 23rd, 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.

Respectfully submitted,

Claire Joyce, Secretary