

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, December 13, 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; Martin Breit (MG), Facilities Engineer

JA opened the homeowner comments period at 7.05pm with 6 directors present.

1. HOMEOWNER COMMENTS

A. 5211. Ms. Singleton commented board training and HOA legal updates; Airbnb rentals; the anniversary party; and the Davis-Stirling website.

B. 5461. Ms. Hudson commented on soccer classes in common areas.

2. CALL TO ORDER

JA called open session to order at 7.10pm with 6 directors present.

3. ADOPTION OF AGENDA: JA moved to adopt the agenda, LF seconded. **Passed 6-0.**

JK arrived at 7.11pm.

4. BUSINESS

A. Approval of Regular Open Meeting Minutes November 15, 2016. LF moved to approve, CJ seconded. **Passed 6-0-1.** (Abstain: EM).

B. Liens.

a. No liens.

C. Resolution 16-99: Appoint the 2017 Inspectors of Election.

JK moved to approve members Cynthia Cyrus, Rob Creighton and Heide Ogelsby as Inspectors of Election and Mickey Fielding as alternate to service the 2017 VGOA annual election of directors, effective December 14, 2016. **Passed 7-0.**

D. Resolution 16-100: 2017 Elections Suspension Hearing and Appointment of Executive Committee.

JA moved to A. approve holding hearings on January 26, 2017 at 7pm to suspend voting rights and B. appoint an executive committee of SH/EM to conduct hearings to suspend voting rights, and C. appointment of and delegation of authority to executive committee to conduct hearings and suspend voting rights. CJ seconded. **Passed 7-0. Action Item SH/EM.**

E. Resolution 16-101: 2017 Insurance Package.

SH moved to approve the annual insurance package with the insurance policies and coverages for

VGOA provided. JA seconded. The package covers property and general liability, director and officer liability and umbrella liability and costs \$152,747.04 from GL#660690 Insurance Package. After discussion including the bidding out process and priority level, amended by consensus to request management give an update on the rebid in process in March 2017. **As amended, passed 7-0.**

F. Resolution 16-102: Request Court Council to facilitate the Meet the Candidates Events.

CJ moved the board to request Court Council organize and facilitate the ‘meet the candidates’ events scheduled for January 17 at 6.30pm and January 21 at 10am, at the clubhouse. SH seconded. **Passed 7-0.** Following a chair request, JA moved the board approve \$200 in expenses for the events to be posted to the GL account for Association Meetings. SH seconded. **Passed 7-0.**

NM arrived at 7.49pm.

G. Resolution 16-103: Proposed Rules Change regarding the Common Area Use.

SG introduced the proposed rule changes and procedure for adoption. JA moved to adopt the procedure, SH seconded. Discussion included the specific language used, consequences of the rule change, correspondence regarding holding a soccer class in a common area that prompted the resolution, fairness in common area use, liability and the role of attorneys. BG moved to table the current motion and to appoint 2-3 directors to work on revisions to this rule and other aspects of the handbook, including soliciting suggestions for areas of revisions via *Highlights* and to return to the board. CJ seconded. BG/EM volunteered to be on the executive committee. **Passed 8-0. Action Item BG/EM.**

H. Discussion: Annual Meeting Planning.

No action taken.

5. DESIGN REVIEW RECOMMENDATIONS

A. 5446. Full Townhouse Renovation.

1. Living Room Partial Wall Removal.
2. Kitchen Partial Wall Removal.

JA moved to approve the recommendations of the DRC to allow the wall removals described. SH seconded. DRC recommended approval of the above two requests, 4-2. Homeowners provided clarifications. After questions and review, **passed 6-2.** (Nay: NM;BG).

3. Furnace/ AC. The homeowner supplied a physician letter. NM moved to move the request to executive session to allow discussion of a reasonable accommodation request with confidentiality. **Passed 8-0.**

4. Electrical Upgrade. JA moved to approve the request, NM seconded. DRC recommended approval. **Passed 8-0.**

5. Tankless Water Heater. JA moved to approve the request, EM seconded. DRC recommended approval. After discussion, **passed 8-0.**

6. Kitchen Cabinets. JK moved to approve the request. CJ seconded. DRC recommended approval. **Passed 8-0.**

7. Half Bath. JA moved to approve the request. LF seconded. DRC recommended approval. **Passed 8-0.**

8. Bathroom Tile. LF moved to approve the request. JA seconded. DRC recommended approval.

After discussion, **passed 8-0.**

B. 5574. Re-pipe/ Bath Tiles.

After review, including the building in question being scheduled for re-piping in 2017, which would make historic tile available, BG moved to deny the request. NM seconded. DRC recommended approval (without knowledge of re-pipe). **Passed 6-0-2.** (Abstain: LF,JA).

C. 5321. Ductless Heat Pump.

MB reported on the attempted strategies that have failed for this specific unit, working with the city, costs and timeframes for alternative options. JA moved to approve the request with the recommendations made by the DRC in the cover sheet. SH seconded. DRC recommended approval.

After discussion, **passed 6-2-0.** (Nay: JK,NM).

D. 5131. Tankless Water Heater.

JA moved to approve the request with the stipulations made by the DRC under Rationale in the cover sheet. LF seconded. DRC recommended approval. **Passed 7-0-1.** (Abstain: LF).

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. Soccer Classes at VG. After discussion of use of common area space for a soccer class, including commercial use, VG rules and liability, CJ moved to deny the request to hold a fee-paying class at Village Green, BG seconded. **Passed 7-0-1.**

B. Flooding and Street Repair on Sycamore. MB gave a report on his correspondence with the city on this matter. No further action taken. MB has updated the homeowner.

7. FINANCIAL REPORTS

A. Financial Statements - Reviewed and noted.

B. Treasurer’s Report - Reviewed and noted.

C. Variance Report - Reviewed and noted.

8. MANAGER’S REPORT

Reviewed and discussed. NM received consent to send additional contacts for painting and carpentry contractors. *Action Item NM.*

9. PRESIDENT’S REPORT

10. COMMITTEE REPORTS

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

Budget and Finance; Communications; Court Council; Design Review; Landscape; Community Outreach. Actions taken:

1. JA moved to approve Dan Freitag as a member of the DRC. SH seconded. **Passed 8-0.**

2. LF presented the landscape committee’s report on buildings 8 and 14 irrigation pilot. After discussion, NM moved to ask management to reach out to the grounds maintenance vendor who has received this report and to request for a response to the issues raised in the report with recommended actions or remediation. JA seconded. **Passed 8-0. Action Item SG/MB.**

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. A request was made to alert community of method of Christmas tree removal. *Action Item SG.*

12. INFORMATION ITEMS

A. Record Request – 3.

13. MEETING ADJOURNED TO EXECUTIVE SESSION at 9.48pm by JA.

During executive session on November 15, 2016, the board met with a homeowner by his request, deliberated a reasonable accommodation request, personnel matters, litigation, matters relating to violations, legal issues and payment of assessments.

The board approved proceeding with foreclosure on Assessor's Parcel Numbers: 5025-009-041 and 5025-009-042.

The next open session regular meeting is scheduled for January 24, 2017 at 7pm.

Respectfully submitted,

Claire Joyce, Secretary