

**Village Green Owners Association DRAFT MINUTES OF THE 2008 ANNUAL MEETING
Saturday, March 8, 2008**

Directors Present: Reba Glover (RG) – President; Pauline Carroll (PC) – Vice President; Steven Keylon (SK) – Secretary; Daniel Millner (DM) – Treasurer ; Ronald Williams (RW); Robert Nicolais (RN); Tom Brown (TB); Drew Furedi (DF)

Robert Bonfiglio (RB) – Property Manager

1. DETERMINATION OF QUORUM

Daniel Millner announced that a quorum of 276 was reached at 10:10 am.

2. PRE BUSINESS MEETING

a. LAUSD Disclaimer – Read by Drew Furedi.

b. Candidate Statements

Candidates each had three minutes to read a statement. Candidates who spoke:
Cindy Alcosett, Pauline Carroll, Diann Dumas, Marie Fouche, Ben Ginsburg, Reba Glover, Steve Haggerty, Nat Hutton, Steven Keylon, Gina Tramel

c. Homeowner's Comments

Homeowners were allowed three minutes each to make statements

- Melanie Newkirk – 5307: Spoke about security, and the problem of young men on bicycles. We need to be more vigilant, they may be here to do a drug connection. I understand that the plumbing has stopped, and I would rather have special assessments than a loan.
- Georgia Lumpkin – 5473: Has lived here 7 years, was starry eyed when first arrived, but soon started seeing all the problems and deferred maintenance. Current Board and manager tackled these problems, and we are all in a better place going forward, you can see the work that has gone on.
- June Cary – I'm seeing the entrance of street gangs here, guys on bikes with cell phones. We need to be vigilant and call Platt security immediately if you see these people. If they get a hold in here it will be very hard to get rid of them!
- Tad Dailey – Talked about his chess club at the Baldwin Hills Library
- Betto Arcos – Court 3: Is the Neighborhood Watch captain. Courts 1 through 4 are experiencing a crime wave, no less than 6 incidents lately, his truck was broken into. Feels that the board and the community need to get involved to stop this, but supports the current board.

d. Presentation of Property Analysis steps – Larry Reddel, Gafcon

Larry spoke about the steps Gafcon had taken so far and the different phases of the work to come to review and organize the infrastructure needs at Village Green.

3. REPORTS

a. Committee Reports -

The chairs of the committees spoke for three minutes each on projects and things happening in their committees.

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b. President's Report -- Reba Glover

Greeted everyone. Recapped what has happened in 2007 for the association:

“At the February 2007 annual meeting, the Board presented owners with slides, information and visual display to convey the status of the infrastructure of the green.

Since that time, the 2007 board of directors, interviewed several project management companies and hired GAFCON to review our existing documents in order to present a proposal for a property assessment. You've heard the overview from their representative Larry Reddel already this morning. The current proposal is waiting for the new board to be elected, so that it can be reviewed and accepted.

Additionally, the Board approved and completed the following projects:

- Interior re-piping of 5 more buildings

- Completed sewer line replacement and repairs in Court 10

- Repaired, termite treated and painted garage court 9& 11 and b/c of the careful planning by the property manager, he was able to include East & West circle

- Repairs and painting of 15 residential buildings

The Board also organized a process of owners' input and discussions, so that the adoption of the new handbook for Village Green owners could take place. I want to thank everyone who participated in those meetings and discussions, especially Mr. Daniel Millner for moderating the meetings.

If you review the income statements for December 2007, which reflect fiscal year activity of the operating budget, you'll see that in the Bldg/General Maintenance, we went over budget in several of the line items. For example concrete repairs, hardware parts, plumbing repairs, roofing maintenance. These items were over budget on the line items but as you will hear shortly from the Treasurer, we had an overall surplus in the operating account. I believe that this was due to the manager's ability to work with the budgetary constraints.

Last year in February 2007, the Board of Directors received a 4 page legal size summary report of outstanding work orders. The required work requests included such areas as painting/stucco, plumbing, sewer problems, woodwork, landscape, trees and pest control. The orders on that report were all open and most had no anticipated dates of completion. I am very happy to let you all know that in February 2008, the work order report was down to 2 pages, with one entire page devoted to concrete repairs. Funding is in this year's operating budget to deal with those repairs.

For 2008, the Property Manager and the 2008 Board will have to work on several fronts, continuing to attack the smaller repairs throughout the common area, the re-occurring work like painting, asphalt, roofing, pest control and general maintenance AND the larger more complex task of working with GAFCON to develop a plan to address our infrastructure needs.

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Our deferred maintenance did not happen overnight and we will not solve it overnight. But I think that you can see for yourself that steps are being taken to address both the immediate needs of owners and the long term planning needed.

I want to thank the current board of directors and the property manager for their continued dedication to improving the place where we all call home.”

c. Treasurer’s Report –Daniel Millner

Thanked the election committee, the current Board of Directors, and also the spouses, family members and significant others of Board members, who have to put up with missing partners.

“I set out to do some things by serving on the Board, and as Treasurer: First, to maintain and increase the quality of life here. Secondly, to enhance my investment. And last, to protect our historic monument.

I think that we have succeeded on every one of these.

The past year has been the most dynamic and proactive of any year since I’ve been here, arguably in the history of the Village Green.

For the first time a systematic approach to maintenance and upkeep has been tested.

This has cost the Village Green a lot of money. We’ve spent more than half of our reserves. In January 2007 our reserves were around \$897,000. In December of 2007, they were at around \$417,000. We are spending plus or minus \$40,000 per month on previously neglected maintenance.

The big ticket items are:

- Driveway repairs
- Exterior building painting
- Shower pans
- Garage repairs
- Plumbing and sewer lines
- Termite control

In addition, the Board voted to increase the assessments by 20%. We need more money than we have. Our facility and infrastructure are weak, neglected for years, and we are now playing catch up.

One of the candidate statements pointed out that smaller annual increases would have been beneficial. I cannot speak to previous boards. I can speak only for myself. I feel there should be annual increases of 3 to 7%. It would be fooling ourselves thinking we don’t need maintenance, we do.

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Another item is our delinquencies, which are up to 81K. This is in keeping with the national trends. Subprime mortgages are hitting, creating financial difficulties for individuals and Wall Street.

As we look at national trends, new housing is at a 15-20 year low. Now is the best time to undertake any major work. Contractors are hungry, they need work. If we delay, we will hit the increase in housing and work for contractors in late 2009.”

d. Manager’s Report – Robert Bonfiglio

“When I arrived here at The Green almost 2 years ago, I walked into a facility that was neglected – on many levels. There was no plan to move forward in an organized manner, and no one really leading the charge. My goal from that first day was to organize this facility, create a plan so that the renovation work was sensible and accurate and then implement it. And the biggest goal of all – TO CLEAN IT UP!!

At exactly 4 months, I had completed my 10 year plan. Within 8 months, much work had been accomplished so that the buildings and grounds were looking tremendously better and within my two years here we have accomplished an absolutely astonishing amount of work.

The landscaping has been put back into proportion and Tom Lockett’s recommendation from **1985** that most shrubs be hand pruned has been accomplished. At least one hundred tons of overgrowth has been removed. All planting beds have been mulched using over 360 tons of mulch. Last summer was the first time in many years that the lawns were green all season. TruGreen has paid great attention to the irrigation system and miraculously they are getting the old system to work – at least most of it. Planting beds have been in-filled with existing plants from the property and now the look is complete – what was neglected is now revived!

In two years we have painted 52 buildings and 10 garage courts. Patio foundation and fence repairs have occurred in 36 buildings and will continue as we move forward in our paint program. This year we will see the completion of the painting of our garage courts with the renovation and painting of Courts 6, 14, and 16. We will then be on a paint program of painting them every 7 years. Next year we will see the completion of the residential building painting and then we will see all residential buildings on the 7 year paint program schedule. What this means is that you will never see the any building ever looking neglected again.

In the past year and a half, I have been able to trim the worst of all of the trees. This has allowed us to now place all trees on the property on a regular schedule of pruning 1/3 of the property every year. This allows that every tree is attended to every three years. This system will protect the trees and will hopefully add to their life span.

This past year we have installed new sewers in Ct. 10, which affects 5 buildings. We

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installed new interior pipes in 6 buildings bringing the total amount of re-piped buildings to almost 50%.

We have replaced the clothes lines in most courts and have repaired many interior garage floors. The roofs of all residential and garages have been cleaned. We re-stripped Rodeo Place and added more secure gates and fencing along Sycamore Avenue. And we are currently adding additional lighting to the Sycamore side between Courts 1 and 17.

Our maintenance crew has handled approximately 5,400 work orders in the last 2 years. That equates to roughly 225 work orders per month. We have gone from a back log of 9 pages of work orders when I arrived here, to 1 page presently. That means that we were carrying almost 360 backlogged work orders per month for over a year and a half. Now it is a manageable quantity of 40 work orders. And for the most part, our crew is able to keep up with the work load. This is due to the fact that because so much work has been completed, we are entering a maintenance phase where we are not just putting out fires but are actually able to keep up with the daily requests.

With the project management company looking into the main infrastructure items and with putting much of the operational work into the cycles I just described, The Village Green is poised to really become a true success story of how an aged facility has overcome its obstacles.

But keep in mind that this facility is at a critical point in its life. It can go either way – fall to the wayside again or become an outstanding piece of property.

I urge you to keep moving forward to find a solution to make the current problems become something of the past. Because once you accomplish the needed work, you will have a truly extraordinary place you call home and not just because famous architects designed this property. Be able to rest on your own laurels, not just of those of the past. Once we are able to move in a positive, forward direction with the infrastructure, we will have become a leader within the condominium class of housing that has addressed these major issues and solidified this property for many generations to come.

Lastly, to the 2006 Board that hired me and to the 2007 Board that inherited me, I want to say thank you for your support and for letting me do what I love. Thank you.”

4. BUSINESS MEETING

a. Verification of Meeting and Call to Order – 11:40am

b. Approval of 2007 Annual Meeting Minutes – Bernie Altman moved to waive the reading of the minutes; Nat Hutton 2nd – David Kodmur and Yvonne Hood agreed; the audience voted yes by voice count to waive (with the exception of one “NO” vote from Melanie Newkirk

c. Resolution to move 2007 excess funds into Contingency Reserve – Daniel Millner

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moved to move the excess for Operating funds to the Reserves (\$47,000) on today's date, March 8, 2008 of funds at year end 12/31/2007; Melanie Newkirk moved, Jenny Davidson 2nd – audience voted by voice count in favor. There were no “No” voice votes recorded.

d. Voting Instructions

i. Ballot Instructions for casting Secret Ballots

ii. Instructions from Inspector of Elections

- 1. Time of closing of polls** – Daniel Millner moved to set the closing of the polls at 12:30pm; Tom Brown 2nd. **Motion carried.**
- 2. Information on open meeting to count ballots** – Daniel Millner announced that ballots would be counted in the Clubhouse by the Inspectors of Elections, with teams of 3 counting sets of 25. Anyone interested in observing was welcome to do so. Results would be posted at 4pm at the clubhouse.

e. Adjournment – 11:55am

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5. BOARD OF DIRECTORS ORGANIZATIONAL MEETING at approx. 4pm

Per the Inspectors of Elections, the following are the election results:

Proposals to change VGOA Bylaws

276 votes were required to change the VGOA bylaws. None of these proposals passed.

Proposal A (1)—Reduce VGOA Board to 7 directors Yes—131 No—184

Proposal B (2)—Directors must reside at the Village Green Yes—187 No—131

Proposal C (3)—Erect a fence around the Village Green Yes— 68 No—246

Proposal D (4)—Noise Reduction re: sound proofing Yes—116 No—187

Proposal E (5)—Noise Reduction re: floor impact noise Yes—132 No—172

Directors elected to the 2008 Village Green Board of Directors:

- Reuben Ginsburg for a 2 year term with 196 votes
- Diann Dumas for a 2 year term with 172 votes
- Reba Glover for a 2 year term with 155 votes
- Steven Keylon for a 2 year term with 139 votes
- Steve Haggerty for a 1 year term (to complete the remaining term of director who resigned in 2007) with 138 votes

Results of Voting and Candidates Not Elected to the Village Green Board of Directors:

Nat Hutton received 133 votes.

Cindy Alcoset received 124 votes

Pauline Carroll received 115 votes.

Marie Fouche received 111 votes.

Gina Tramel received 109 votes.

Errol Frazier received 83 votes.

Clara Pascoe received 43 votes.

Attending at the reconvened meeting at the Village Green Clubhouse at approximately 4pm where the following individuals representing the 2008 Board of Directors: Tom Brown, Diann Dumas, Drew Furedi, Reuben Ginsburg, Reba Glover, Steve Haggerty, Steven Keylon, Daniel Millner and Ron Williams.

Ms. Kathryn Carr and Ms. Barbara Washington presided over the election of the office of President by requesting nominations from the 9 directors.

- Diann Dumas nominated Steve Haggerty for President; he declined.
- Steven Keylon nominated Reba Glover for President; she accepted.
- Ben Ginsburg nominated Steven Keylon for President; he accepted.

Voting proceeded by written ballots. Barbara Washington announced that **Reba Glover was elected 2008 President**, with 5 votes; Steven Keylon received 4 votes.

Ms. Glover, as 2008 board president, assumed the responsibility of presiding over the remaining nominations. Nominations for Vice President were as follows:

- Diann Dumas nominated Tom Brown Vice President; he accepted.
- Drew Furedi nominated Steven Keylon Vice President; he accepted

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- Ronald Williams nominated Drew Furedi Vice President; he declined
- Tom Brown nominated Ronald Williams Vice President; he declined

Voting by written ballots followed. Ms. Washington confirmed that **Steven Keylon was elected 2008 Vice President** with 5 votes; Tom Brown received 4 votes.

Nominations for Treasurer were called.

- Steven Keylon nominated Daniel Millner Treasurer; he accepted
- Tom Brown nominated Steve Haggerty Treasurer; he declined
- Steve Haggerty nominated Ben Ginsburg Treasurer; he declined

Daniel Millner was elected 2008 Treasurer.

Nominations for Secretary were called.

- Drew Furedi nominated Ben Ginsburg Secretary; he declined
- Ben Ginsburg nominated Drew Furedi Secretary; he declined
- Drew Furedi nominated Diann Dumas Secretary; she accepted
- Steven Keylon nominated Tom Brown Secretary; he declined
- Daniel Millner nominated Steve Haggerty Secretary; he declined

Diann Dumas elected 2008 Secretary.

Meeting adjourned at approximately 5pm