

THE VILLAGE GREEN HOME OWNERS ASSOCIATION

Board of Directors Regular Open Meeting Minutes

Tuesday, February 27, 2018

DIRECTORS PRESENT: Diann Dumas (DD), Steve Haggerty (SH), Jeri Allyn (JA), Joseph Khoury (JK), Reuben Ginsburg (RG), Daniel Milner (DM), Cole Garrison (CG), Haleh Shoa (HS)

DIRECTORS ABSENT: Cynthia Singleton (CS)

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

Opened the Homeowners Comments period at 7:00pm with 8 directors present. (CS not present)

1. HOMEOWNER COMMENTS

a. **Mickey Fielding-** Expressed concerns regarding trees planted

2. **CALL TO ORDER** JA called open session to order at 7:02pm with 8 directors present.

3. **ADOPTION OF AGENDA:** JA moved to adopt the agenda. SG seconded. Passed 8-0.

4. BUSINESS:

a. **Approval of Regular Open Meeting Minutes:**

i. SH proposed to add of Reserve Funding to the Agenda, moved between C & D

ii. JA proposed a change agenda to add resolution to allow Joan Anglin to use Clubhouse

iii. DM withdrew Discussion Communication Protocol

iv. Amendment to Agenda: JA moved, SH seconded 7-1-0 (RB opposed)

v. Approval of Regular Open Meeting Minutes as Amended: JA moved, SH seconded. Passed 5-0-3 (DM, CG, HS Abstained)

b. **Lien(s) Resolution-1 Lien. #18-11 [APN 5025-012-001]** JH read lien into minutes. Seconded by RG. Passed 8-0

c. **Civil Code Section 5500 Quarterly Compliance-4th Quarter.** It was noted that a majority of the Board has completed the quarterly financial review for the quarter December 31, 2017 as per civil code §5500

d. **[Added to Agenda] Transfer funds from operating to reserves account for the amount of \$100,000.** DD moved, SH seconded. Passed 7-0-1 (HA abstained)

e. **Resolution: VG Handbook Rules Revisions #18-12.** Proposal to amend (3) handbook rules relating to parking, common area activities and damage to common area. RG moved JA seconded. Passed 8-0

f. **Discussion item: New Legislation.** Discussed new legislation

g. **Discussion Item: Medical Accommodation Form.** Discussed the new medical accommodation form, as well as the process of approval. Discussion will continue pending legal advice

h. **Resolution: CAI Membership #18-13 for the amount of \$295 from Budget Account 61005.** Annual membership to the Community Association Institute (CAI) from which all directors would benefit. DM moved, JA second. Passed 8-0



- i. **Resolution: Facebook Page Administrator #18-14.** DM explained the involved of the unofficial Facebook page. DM will add disclaimer to the unofficial Facebook page which he administers to
 - j. **Discussion Item: Court 9 & 10 Landscape Revitalization Project:** Martin Breit committed to obtaining estimates, as well as receive feedback from the horticulturist
 - k. **Resolution: Address/Patio Light Fixtures #18-15.** DRC would like management to provide plexi glass diffuser panel to units that are missing it. Breit mentioned that many of them are missing the fixture on back but will test pilot on HS's unit
 - l. **Resolution: Ballot Proposal #18-16.** Discussed in Executive.
5. **DESIGN REVIEW COMMITTEE**
- a. **5144 Bathroom Remodel.** JK moved. DD second. Passed 8-0
 - b. **5389 – Washer/Dryer** Homeowner wants to install a washer/dryer unit on ground floor of unit. Due to electrical load uncertainty Board asked owner to provide a “gas” option
 - c. **5524 – Recessed LED Lighting Fixture Installation.** HS moved. DM second. Passed 8-0
 - d. **5259.5 – Security Gate.** DD moved. CG second. Passed 7-0-1 (BG abstained)
6. **CORRESPONDENCE**
- a. **Re-piping Project Concerns.** Discussed
 - b. **Tree Committee Concerns.** Discussed
 - c. **Celebration of Black History Month.** JK mentioned that VG tried to invite great speakers and sometimes it's hard to lock them down in February. However, the Cultural Affairs Committee does make every effort to do so.
 - d. **Correspondence re Air Conditioning.** Discussed
7. **FINANCIAL REPORTS**
- a. **Financial Statements.** Reviewed and noted.
 - b. **Treasurers' Report.** Reviewed and noted.
 - c. **Variance Report.** Reviewed and noted.
8. **MANAGER'S REPORT.** Directors reviewed the report prior to the meeting, and asked the Manger and Facility Engineer about the following. Discussed recent LADWP Power Outage. Discussed trash expenses and further education to residents regarding large item trash
9. **PRESIDENTS REPORT** – Worked on legal cases to be discussed in executive session.
10. **COMMITTEE REPORTS**
- a. **Budget & Finance**
 - b. **Communications.** Elected new committee chair (Bene) and Secretary (Lucy). RG moves. JA second. 8-0
 - i. February minutes
 - c. **Court Council.** Nat Hutton & Regina Bryant as chairs. RG moves. JA second. 8-0
 - i. January minutes
 - ii. Updated Committee Roster

- d. **Cultural Affairs.** JH- Cynthia Cyrus to join Cultural Affairs. RG move. JA second. 8-0
 - i. January minutes
- e. **Design Review.** Discussed hiring a consultant to help chair DRC
 - i. January minutes
- f. **Landscape.** No new members for Landscape Committee. RG moves to approve the officers Chris Scornaienchi and Jeff Clark, Co-chairs, and Lisa as secretary. DM second. 8-0
 - i. February Executive Summary
 - ii. Updated Committee Roster
 - iii. January minutes
- g. **Safety.** No new officer has volunteered to be Chair
 - i. Discussion Safety Committee Chair & Renewal
 - ii. February Executive Summary
 - iii. Updated Committee Roster
 - iv. January minutes
- h. **Tree Committee**
 - i. February Executive Summary
 - ii. January minutes
- i. **Ad Hoc Community Relations**
 - i. January & February reports
- j. **Discussion.** Potential Open House on the Green to recruit and enroll residence in the value of participating on committees. JK move. HS second. 8-0

11. **OPERATIONS REPORT.** The following reports were received and noted: Arborist's Report, Preventive Maintenance Calendar, Parking Enforcement, Garage Rental Report, Work Order Summary, Landscape Maintenance Report, WASH Revenue History Summary, Escort & Patrol Reports

JA adjourns to Executive Session at 10:15pm