

THE VILLAGE GREEN HOME OWNERS ASSOCIATION

Board of Directors Regular Open Meeting Minutes

Tuesday, March 27, 2018

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

DIRECTORS ABSENT: Reuben Ginsburg (RG)

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

Opened the Homeowners Comments period at 7:05pm with 7 directors present. (RB not present) (JK was late)

1. **HOMEOWNER COMMENTS:** (Limited to 3 minutes per person)
 - a. Manya Fox – cited concerns regarding security's aggressive approach with dog owners
 - b. Abram Huelsbeck – SH motioned to allow a memorial to be held on the West Green.
 - i. Passed. 8-0-0
2. **CALL TO ORDER FOR OPEN SESSION.** JA opened at 7:15pm with 8 directors present.
3. **ADOPTION OF AGENDA:** JA moved to adopt the agenda. SH seconded. Passed. 7-0-0 (JK was late)
4. **BUSINESS**
 - a. Approval of Regular Open Meeting Minutes, February 27, 2018
 - i. JA asked permission to table approval. HS to send out to directors for approval.
 - b. **Lien(s) Resolution - 5 Liens** CS wants to be able to read the liens prior them being sent out to owners. Office will provide all liens in the office prior to sending out to owners. CS says she cannot approve liens because she needs to see lien letters, noting HOA Civil Code 7525, Distinction of Monetary Charge and Monetary Penalty, Section B.
 - i. **18-17: #5025-012-114.** JK read lien into minutes. JA seconded. Passed 6-0-1. CS abstain
 - ii. **18-18: #5025-012-109.** JK read lien into minutes. JA seconded. Passed 6-0-1. CS abstain
 - iii. **18-19: #5025-009-042.** JK read lien into minutes. JA seconded. Passed 6-0-1. CS abstain
 - iv. **18-20: #5025-009-061.** JK read lien into minutes. JA seconded. Passed 6-0-1. CS abstain
 - 18-21: #5025-009-041.** JK read lien into minutes. JA seconded. Passed 6-0-1. CS abstain
 - c. **Resolution: 2018 Residential Building Painting 18-22.** Painting cost for (10) buildings in total for estimated cost of \$164,280. JA moved. SH second. Passed 8-0-0
 - d. **Resolution: 2018 Residential Building Painting - Carpentry Repair 18-23.** Carpentry repair costs for (10) building for estimated cost of \$37,047. JA moved. SH second. Passed 8-0-0. Budget Code 32028
 - e. **Resolution: 2018 Interior Building Re-Piping 18-24.** Change order for copper re-piping of (5) buildings for estimated cost of \$244,045. SH moved. DD second. Passed 8-0-0. Budget Code 33020
 - f. **Resolution: 2018 Interior Building Re-Piping – Painting 18-25.** Paint interior after re-piping of (5) buildings for estimated cost of \$33,610. SH moved. DD second. Passed 8-0-0. Budget Code 33020
 - g. **Resolution: Copy Machine Lease. 18-26.** Lease of copier for estimated cost of \$319/mo. (image billed @ \$.007 per image) SH moved. XDD second. Passed 8-0-0. Budget Code 61200 (office exp)

- h. **Resolution: Insulation Contract 18-27**. Insulation of attic and outer walls and attics of (8) buildings and attic only of (2) buildings, prior to paint for estimate cost of \$109,654. JA moved. SH second. Passed 8-0-0. Budget Code 32095
- i. **Resolution: Electrical Appliance Moratorium 18-28**. Propose to enforce electrical appliance moratorium until VGHOA conducts electrical assessment for all buildings, approximately a year.
 - i. **AMENDMEND TO MORATORIUM**: An owner wishing to install additional electrical appliances may submit an application to the Design Review Committee (DRC) if the owner is able to replace an existing electric water heater or electric stove with gas appliances. For example, if the owner can replace an existing 20-amp electric water heater with a gas water heater, then an application for a 20 amp electric clothes dryer (i.e., like-for-like power usage) would be considered by the Board, who will make the final decision. JA moved. JK second. Passed 8-0-0
- j. **Resolution: DRC Consultant 18-29**. Hire an outside consultant to help lead DRC. JA moved. DD second. Passed 8-0-0
 - i. **Amendment**: Consultant to track all billable hours against each unit's project
- k. **Resolution: Audubon Society/Bird Watching Event 18-30**. Lecture and watching walk for residence on 4/14. JA moved. SH second. Passed 8-0-0
- l. **Resolution: Tree Replacement - Crepe Myrtle 18-31**. Replace with removed Crepe Myrtle trees with Chltalpa Tree. JK moved. DM second. Passed 8-0-0. Budget Code 32155 (number tree replacement) for \$105
- m. **Resolution: Re-Naming Pet Ad Hoc Committee; Designation as Task Force 18-32**. Board to adopt a task force on pets, instead of committee. DD to send survey for approval SH moved. JA second. Passed 5-2-1
- n. **Resolution: Uphold Bylaws Definition of Committees 18-33**. Withdrawn by DM.
- o. **Resolution: Digitizing Information & workflow of VGOA 18-34**. Dropbox was approved. JA moved. SH second. Passed 8-0-0. Budget Code 61200 (office expenses) for amount of \$350
- p. **Discussion: Increasing Volunteerism**. Discussed.

5. DESIGN REVIEW COMMITTEE

- a. **5292.5 – Bathroom Remodel** – Discussed. JK moved. JA second. Passed 8-0-0
- b. **5389 – Recessed LED Lighting Fixture Installation** – Discussed. JA moved. SH second. Passed 8-0-0
- c. **5202 – request for washer dryer** – Owner will be receiving a letter to consider a gas heater. This request is tabled. JK will contact the owner. JA moved. HS second. Passed 7-1-0 (SH)
- d. **5147 ½ – Kitchen, Bathroom renovation and laminate flooring for hallway** – Discussed. SH moved. JA second. Passed 8-0-0
- e. **5175 – Awning Installation** – Owner purchased a non-approved awning. Awning purchased is not approved for install. Modification denied. JK moved. HS second. Passed 0-8-0

6. CORRESPONDENCE – BOARD ACTION REQUESTED

- a. Public Security Complaint – Discussed
- b. Reasonable Accommodation – Discussed. Director provided owner info about Department of Fair Employment and Housing's meeting in April, to propose new regulations.
- c. Proposal for Request to use the Clubhouse free of charge, to provide Sound Healing to owners – Signed releases must be collected. Donation basis only. HS moved. CG second. Passed 8-0-0

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 – Discussed.

9. PRESIDENT'S REPORT – Discussed

10. COMMITTEE REPORTS

- a. **Budget & Finance Committee:** Francisco Quinones, Chair; Norma Miller, Secretary; Daniel Millner, Liaison. Nat Hutton. (4) members in total. DM moved. JA second. Passed 8-0-0
 - i. March Minutes
 - ii. Updated Committee Roster
- b. **Communications:** Colombene (Bene) Gorton, Chair; Lucy Fried, Secretary; Diann Dumas, Liaison. Carrie Tench. IV Tench. Samojlik. JA moved. DD second. Passed 8-0-0
 - i. February Minutes
- c. **Court Council:** Nat Hutton, Chair; Regina Bryant, Co-chair; Kate Martin, Secretary; Cynthia Singleton, Liaison. (40 members) JA moved. SH second. Passed 8-0-0
 - i. February Minutes
- d. **Cultural Affairs Committee:** Allison Grover-Khoury Chair, Liaison Joe Khoury
- e. **Design Review Committee:** TBD Chair, Susan DiGuilio, Secretary Liaison Haleh Shoa. Jimmy Barnes, Wendell Conn, Ashley Fondrevay, Teresa Thompson, Stephen Wolf. JA moved. SH second. Passed 8-0-0
 - i. March Minutes
- f. **Landscape Committee:** Chris Scornaienchi and Jeff Clark, Co-chairs; Lisa Jeffrey, Secretary; Cole Garrison, Liaison. Wendell Conn, Jay Calhoun, Jeffrey Mintz, Teresa Thompson, David W, Genia Y. JA moved. SH second. Passed 8-0-0
 - i. March Executive Summary
 - ii. February Minutes
 - iii. Site Walk (3/18/18) - Meeting Notes
- g. **Safety Committee:** Cynthia Cyrus, chair; Ben Ginsburg, Liaison JA moved. SH second. Passed 8-0-0
 - i. Status Report
- h. **Tree Committee:** Jeff Clark and Jeffrey Mintz, Co-chairs; Steve Haggerty, Liaison. Teresa Thompson. JA moved. SH second. Passed 7-0-1 (JA abstained)
 - i. March Executive Summary
 - ii. Updated Committee Roster
- i. **Ad Hoc Community Relations, now Roving Reporter:** Nat Hutton. Liaison Cynthia Singleton.

11. OPERATION REPORTS. The following reports were received and noted.

- a. Preventive Maintenance Calendar. Discussed.
- b. Parking Enforcement. Discussed.
- c. Garage Rental Report. Discussed.
- d. Work Order Summary. Discussed.
- e. Landscape Maintenance Report. Discussed.

- f. WASH Revenue History Summary. Discussed.
- g. Escort and Patrol Reports. Discussed.

12. INFORMATION ITEMS

- a. Records Request(s). Discussed....

13. ADJOURNMENT TO EXECUTIVE SESSION. JA Adjourned to Executive Session at 10:24pm.



Haleh Shoa, Secretary, VGOA

April 25, 2018