

The Village Green Owners Association  
Regular Open Board of Directors Meeting Minutes  
5300 Rodeo Road, Clubhouse

**Tuesday, August 28, 2018**

**DIRECTORS PRESENT:** Jerri Allyn-President (JA), Joseph Khoury-Vice President (JK), Steve Haggerty-Treasurer (SH), Diann Dumas-Director (DD), Reuben Ginsburg-Director (RG), Cole Garrison-Director (CG), Daniel Millner-Director (DM) and Cynthia Singleton-Director (CS)

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

**HOMEOWNERS PRESENT:** Lucy Fried, Gabriela Worrel, Michael Schorndorf (and his 2 children, Leo and Ila), Manya Fox, Brian West, Mickey Fielding and Maksim Voulvick

Opened the homeowner comments at 7:02pm with 8 Directors present.

**1. HOMEOWNER COMMENTS**

- A. **Lucy Fried:** Spoke about item on agenda for October 14, regarding a “Meet and Greet,” with Senator Kevin De Leon. These type of events are crucial for the community.
- B. **Michael Schorndorf:** He and his children, **Leo and Ila** are there to voice their support for the social dog event. It’s crucial to modify and adjust the rules for families that do own pets, because it provides more social interactions and it allows owners to enjoy owning a dog. This is an event where dogs will be on their leash and with other dog owners.
- C. **Leo Schorndorf:** Does not like the rule of dogs not being allowed on the green.
- D. **Maya Fox:** Came to show her support for “Dog Happy Hour” on September 30, she believes it would be a really great event. Wanted to know why the Pet Committee was changed to Task Force. She is for transparency and rules.
  - a. **JA:** Addressed Manya Fox’s since there was some time left and said there was never a Pet Committee, there was a subcommittee, it became a Task Force, so that it could include more pet owners because subcommittees legally only have 2-3 owners assigned to deal with pet issues. It was initially started by **DD** to deal with these issues. This was a 2 year debate to participate on the perimeter, because there used to be no pets allowed.
  - b. **DD:** Originally they were an Ad Hoc group appointed by the Board, we wanted to clarify it. A committee is something that is named in the by-laws. They were named as a Task Force to clarify what their position was.
  - c. **JK:** It was misnamed and it didn’t change the function at all. They should not have been called a committee. Nothing else has changed about the function.
- E. **Brian West:** He is a happy pet owner and is in favor for the pet social hour on September 30, as are 45 other people who signed the petition.

F. **Mickey Fielding:** Voiced her support for the “Dog Happy Hour” and would like to see it become a regular event for pet owners to engage with each other. She also wanted to know if there is still a Green Committee or task force looking into solar panels.

a. **JA:** DRC is looking into various alternatives for energy, she directed her to go to that committee and get an update.

G. **Maksim Voulvick:** Voiced support for the “Dog Happy Hour” event.

2. **CALL TO ORDER:** JA called open session to order at 7:10 pm with 8 Directors present.

3. **ADOPTION OF AGENDA:** JK moved to adopt the agenda, SH second. Passed 8-0

4. **BUSINESS:**

a. **Approval of Regular Open Minutes, July 24, 2018:** JA would like to Table them because SH has been looking into budget codes. Will be tabled until budget codes are all in because they were supposed to be in the Resolution. JK said that Budget Codes were in the last meeting, we cannot correct the minutes, if they were not included. SH said they were on the Resolutions only they were not noted in the minutes. JA noted that Secretary did not record them.

b. **Lien(s) Resolution:** None

c. **RESOLUTION: New Service Disconnect Switch for Well:** MB stated that during the past few months well has experienced different problems this would affect the irrigation signals. It will take 16 hours to fix. The switch is damaged that was 10-15 years old and did not want to bring in an outside contractor. Well is operational. Budget code: 32250  
Irrigation Well Pump Replace  
DD moved, RG second. Passed 8-0.

d. **RESOLUTION: Repairs to Stucco Wall-Building 95:** MB stated that work will begin as soon as it is approved. Needs to be done soon because footing is cracked. Has taken safety precautions for children and wild animals. MB recommends Becker. Budget code: 32028  
Carpentry Repairs Residential Buildings  
JK moved, CG second. Passed 8-0

e. **RESOLUTION: Office Credit Card:** Credit Card will have a \$1000 limit from City National Bank and will be in the name of the Association and will be authorized by SG.  
JA moved, DD moved. Passed 8-0

f. **RESOLUTION: Proposed DRC Consultant:** Directors recommended Linda Polari to be hired as the Design Review Consultant, she has 22 years of experience and had thorough understanding of design and blueprints. This position is needed to get paperwork in order and not to provide designer with work per owners request to design their homes. CG took part in the interview and she was very well qualified. JA noted that she also lived nearby. JA noted that this will go under Budget code: 61220 Outside Services.  
JA moved, CG second. Passed 8-0

g. **RESOLUTION: Change in Pet Rule on Registration Fee:** There has been a change to Handbook Rule 15.1 Pet Registration in pages 42-46, by deleting the phrase “and a \$25

registration fee” from the last section. DD wants people to register their pets without the imposition of the \$25. CS noted that owners have more than one dog and this needs to be addressed first and pet rules needs to be looked at because it effects registration. RG agreed with CS. DD will have results of her report, at which point this item will be discussed again. Item tabled.

- h. **RESOLUTION: Launch Pet Registration Drive:** DD is attached to a kickoff event for people to come in to register their pet and have fun with it. JA suggested that the drive happen in relationship with registration. Item was tabled.
- i. **DISCUSSION: Post Signs, “Pets Not Permitted on Inner Green”:** DD made a point of people and their dogs are walking through the green and no one knows if they live here nor does Security. CG suggested the Design Committee can assist with sign. CS said there may be a liability with outside people that walk their dogs, because it can turn into a dog park.
- j. **RESOLUTION: Shade Tree Project-Phase 1:** SH explained that providing shade would aid in lowering the temperature inside Village Green units. Seven page PDF and Proposal will be sent to the Board of Directors was sent in outlining the project in detail. Item was tabled. Budget code: 32155 Tree Replacement.
- k. **RESOLUTION: Laws’ Training/Procedures Re: Reasonable Accommodation-Housing:** DD explained how Directors and staff should be trained by the State in the laws and procedures. DD has an attorney in mind, Janet Powers and she will follow up. DD was authorized her to look into other sources. DD moved, JA second. 8-0
- l. **RESOLUTION: Presentation by California Earthquake Authority:** Mark Toohey from the CEA will provide a presentation on how to protect yourself from an earthquake. \$100 budget for refreshments money will come from Safety Budget, BG moved, JA second. 8-0
- m. **Civil Code 5500 Quarterly Compliance-2018 2<sup>nd</sup> Quarter:** JA noted that 8 of 9 Directors have signed the Second Quarter, financials ending June 30, 2018. No discussion needed, the majority of Directors have signed.
- n. **RESOLUTION: Community Building Event-Dog Happy Hour:** DM spoke on behalf of Dog Happy Hour with 45 people signed. This event is only for dog owners and their dogs. JA suggested that the even be placed on hold until the Task Force can conclude their findings. Budget code: 61260 Printing Offsite. Voting 2-6
- o. **DISCUSSION: Formal Vote Approval for Committee Resolutions:** JA wants to share and remind Committee Chairs that the Resolution must approved by a majority vote.
- p. **DISCUSSION: Bridging Analog and Digital Communication:** DM wants to build a bridge and bring digital to the Board and articulate the advantages of open communications. There are 5 streams of social media. It helps with crime watch, bird scooters, and suspicious people on the property. We are bringing people together. CS suggested Next Door app.
- q. **RESOLUTION: Request to Investigate Unit Leak:** JA not a leak just a stain. Item tabled.
- r. **RESOLUTION: Communication Protocol for Building Upgrades:** Item tabled.

## 5. DESIGN REVIEW RECOMMENDATIONS

- a. **Unit 5569 Kitchen and Bathroom Remodel and Wall Removal:** JA tabled item and will inform DRC that it's an incomplete proposal. Unit 5569 owners were not present in meeting.
- b. **5319.5 Iron Gate Installation:** MB said that Teddy Bear Brown color to be used. JK moved, JA second. 8-0

## 6. CORRESPONDENCE – BOARD ACTION REQUESTED

- a. Request to Use Image in Scholarly Publication: JA will permit for \$100, but will also look into a different contract. JA moved, JK second. 8-0
- b. Correspondence re: Proxy Forms: JK moved, SH second. 8-0
- c. Correspondence re: Maintenance Complaint: SG said new pipes will cost \$7500. SG will inform owner. JA moved, DD second. 8-0
- d. Correspondence re: Clubhouse Usage: Lucy Fried requested a meet and greet with Kevin de Leon. CS read Senate Bill 407, HOA'S cannot charge. 8-0 Legally cannot deny access.
- e. Correspondence re: Common Area Usage Request: Request for Bob McGinness's "camp" (Father/Daughters) in the side of court grassy area. CS suggested liability Release. JA moved, SH second. 8-0
- f. Correspondence re: Common Area Usage Request: DD will inform David Weisenbloom. Owner did not need permission to hold baby shower in East Green. No vote required.
- g. Correspondence re: Noise Complaint: SG spoke to Owner.
- h. Correspondence re: Questions re: Wildfires and VG: SG to follow up.

## 7. FINANCIAL REPORTS

- a. Financial Statements: JA, high number of units delinquent. CS, pointed out page 96 and that there is \$1500-1600 in overtime. SG said it was an uncontrollable expense, when they are in 24 hours on-call.
- b. Treasures Report: Discussed.
- c. Variance Report: Discussed.

## 8. MANAGERS REPORT

- a. CS, questioned security screen doors, SG clarified.
- b. CS, clarification on golf carts, landscaper will be placed on notice, and there must be some action.
- c. CS, church service on green must have permission. SG said that security guard was notified by owner to leave. CS said its guard's job to find out who is sponsoring event so that SG can do her job.
- d. MB discussed the electrical grid issue, he reached out to several vendors. Out of 8 vendors, only 1 was interested and he needs to follow up with 3 vendors.

## **9. PRESIDENT**

- a. JA noted that in the last 2 months there has been a plethora of emails from Directors and Committee Chairs to SG. These emails should go to SG's assistant. There is a visual chart for owners to understand the response time.
- b. JA noted there is a new projector to share in the Committee Office.
- c. JA requested to ask the Arborist to put a tree report online, if approved by her.

## **10. COMMITTEE REPORTS – Directors have reviewed all committee reports**

- a. Budget and Finance Committee
- b. Communications
- c. Court Council.
- d. Cultural Affairs Committee.
- e. Design Review Committee.
- f. Landscape Committee.
- g. Safety Committee.
- h. Tree Committee.
- i. Ad Hoc Community Relations.
- j.

## **11. OPERATIONS REPORTS**

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

## **12. INFORMATION ITEMS:**

- a. Records Requests None

## **13. ADJOURNMENT TO EXECUTIVE SESSION: 9:38 pm**

*Haleh Shoa*

VGOA Secretary