

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

Tuesday, September 25, 2018

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

ALSO PRESENT: Sherri Giles (SG), Martin Breit (MB)

1. HOMEOWNER COMMENTS:
 - 1.1. Jay Calhoun announcing a plant swap on 10/21 in front of the Clubhouse, 2-4pm
 - 1.2. Karen Howell wants to board to inform residents regarding how HOA will be covered in case of a major earthquake
 - 1.3. Teresa Thompson voiced concern regarding earthquake insurance
2. CALL TO ORDER FOR OPEN SESSION by JA at 7:07pm
3. ADOPTION OF AGENDA: The purpose of the agenda is to conduct regular association business. JA move to approve the agenda. DD seconded. Approved 8-0-1. HS abstained
4. BUSINESS
 - 4.1. Approval of Regular Open Meeting Minutes, July 24, 2018. JA moved, DD seconded. 8-0-1. JK abstained
 - 4.2. Approval of Regular Open Meeting Minutes, August 28, 2018. HS was absent. Page 40, under B is Treasurer's Report. 4C/H: says DD is "attached". JA moved. CS seconded. Passed 8-0-1 with minor questions. HS abstained.
 - 4.3. **Liens** - JK reads into minutes. JA seconds. Passed 9-0-0
 - 4.3.1. Resolution 18-86: Lien Parcel #5025-009-042.
 - 4.3.2. Resolution 18-97: Lien Parcel #5025-009-107.
 - 4.3.3. Resolution 18-98: Lien Parcel #5025-011-097.
 - 4.3.4. Resolution 18-99: Lien Parcel #5025-012-043.
 - 4.3.5. Resolution 18-100: Lien Parcel #5025-012-093.
 - 4.3.6. Resolution 18-101: Lien Parcel #5025-011-036.
 - 4.4. **Resolution 18-87 Menometer Report for Building 13:** Test to determine where the large cracks are coming from. JK moved. HS seconded. JK moves that we *don't* move on this. Fixing would be \$10's of thousands instead of millions of dollars. He would like to move forward on fixing cosmetic repairs. Move to decline 8-0-1. HS abstained.
 - 4.4.1. **Management to evaluate costs to fix the building (inside and outside).** BG moved. JK seconded. 9-0
 - 4.5. **Resolution 18-88 Special Budget Meeting Date:** JA moved. HS seconded. It will be held Wednesday Nov 7, 2018, 7-9pm.

- 4.6. **Resolution 18-80 Shade Tree Project (Phase 1):** Estimated cost of \$6975 from Budget Code 32155. SH moved. JA seconded. JA wants to make sure we can defend this proposal against historic structures report. 18 are replacements. 3 are new, that are relating to other trees that are currently there. Cy to provide a write-up on her recommendation of her (3) new trees. Passed 8-1
- 4.7. **Resolution 18-89 DRC Consultant Contract:** Hire a consultant at annum cost of \$9600, including 2 hours comped for each proposal after which owners will pay overage charges. Budget Code: Expenses 61220 Outsider Services. Income 41350 Other Income. Passed 9-0 Contract was tabled until further discussion with DRC and Sherri.
- 4.8. **Discussion DWP Electrical Upgrades on the South Side of Coliseum.** Upgrade service entrances to the units.
- 4.9. **Resolution #18-90 Irrigation Replacement Design RFP.** CG moved. JA seconded.
- 4.10. **Resolution #18-91 Window Plexi for Portable AC Units.** JA moves. SH seconded. Allow owners to be able to change window panel with plexi glass. Passed 5-4
- 4.11. **Resolution #18-92 Request for Info on Master Earthquake Policy.** Management to get costs on earthquake insurance. Passed 7-2
- 4.12. **Resolution #18-93 Image Usage.** Passed 9-0
- 4.13. **Resolution #18-94 Clubhouse Replanting.** Proposed estimate of \$1195. Budget Code 64170. JK moves. HS seconded. 4-3-2
- 4.14. **Resolution #18-95 West Circle Planting Restoration.** Proposed estimate of \$750. Budget Code 64170. JA passed. JK seconded. Passed 9-0
- 4.15. **Discussion: Pet Task Force Finding.**
- 4.16. **Discussion: Doggy Happy Hour Follow-up.** JK moves to have event as described. JA seconded. Passed 6-2-1 JA abstained
- 4.17. **Discussion: Common Area Use Violations.** Removed by DM
- 4.18. **Resolution #18-96 Planting California Native Plants at end of Court 6.** Proposed estimate of \$485. Budget Code 64170. JA moved. SH seconded. Passed 9-0

5. DESIGN REVIEW RECOMMENDATIONS

- 5.1.1. **5569 Full Remodel of Downstairs.** JA moved. HS seconded. Passed 9-0

6. CORRESPONDENCE – BOARD ACTION REQUESTED

- 6.1. Letter to JA regarding communication concerns. JA will be handle with owner.

7. FINANCIAL REPORTS

- 7.1. Financial Statements. Discussed.
- 7.2. Treasurers Report. Discussed.
- 7.3. Variance Report. Discussed

8. MANAGER'S REPORT.

- 8.1. Re-piping for Buildings 60, 70 & 71 are complete. Buildings 72 in progress. Building 73 to commence in October.
- 8.2. Painting for buildings 5, 9, 20, 30 & 42 are complete. Building 44A to commence in October.

- 8.3. Carpentry for buildings 5, 9, 20, 30 & 42 are complete. Building 44A and 48 to commence in October.
- 8.4. Insulation for buildings 5, 9, 20, 30 & 42 are complete. Building 44A and 48 to commence in October.
- 8.5. Chinese Elm Trimming in all courts has been completed
- 8.6. Electronic WO is in progress and testing with Communications Committee
- 8.7. Well Pump Maintenance in progress
- 8.8. Electric Grid Survey RFP in progress
- 8.9. Wall Repair of Building 95 in progress
- 8.10. Garage Inspections will begin in October through November
- 8.11. Approval Required: Sewage Pipe repair for unit 5422. Cost to replace main drain. \$4500. Budget code 32187 (Plumbing/Sewer Lines) JK moves. JA second. Passed 9-0

9. **PRESIDENT'S REPORT.** JA would like to bring conflict resolution workshops to committees and anyone else who's interested.

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

- 10.1. Budget & Finance Committee: TBD, Chair; Daniel Millner, Liaison. June meeting notes enclosed.
- 10.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Secretary; Diann Dumas, Liaison. June meeting notes enclosed.
 - 10.2.1. August Minutes
 - 10.2.2. July Minutes
- 10.3. Court Council, Nat Hutton: Chair; Regina Bryant, Co-chair; Kate Martin, Secretary; Cynthia Singleton, Liaison
 - 10.3.1. August Minutes
- 10.4. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Joe Khoury.
 - 10.4.1. August Minutes
- 10.5. Design Review Committee: Rotating, Liaison Haleh Shoa.
 - 10.5.1. August meeting notes
- 10.6. Landscape Committee: Chris Scornaienchi and Jeff Clark, Co-chairs; Lisa Jeffrey, Secretary; Cole Garrison, Liaison
 - 10.6.1. July Minutes
- 10.7. Safety Committee: Cynthia Cyrus, Chair; Ben Ginsburg, Liaison.
 - 10.7.1. August Minutes
 - 10.7.2. September Minutes
- 10.8. Tree Committee: Jeff Clark and Jeffrey Mintz, Co-chairs; Steve Haggerty, Liaison.
 - 10.8.1. July Minutes
 - 10.8.2. August Minutes
 - 10.8.3. September Minutes
- 10.9. Ad Hoc Community Relations: Nat Hutton; Liaison Cynthia Singleton
 - 10.9.1. Results of Ad Hoc Task Force on Pets

11. OPERATION REPORTS

- 11.1. Campus-wide tree action
- 11.2. VGOA Preventative Maintenance Calendar

12. INFORMATION ITEMS

- 12.1. Records Request(s)

13. **ADJOURNMENT TO OPEN SESSION at 10:25pm.**

Halsh Shoa