

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

Tuesday, November 13, 2018

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

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG), Martin Breit (MB)

1. HOMEOWNER COMMENTS:

- 1.1. Jim Bouchard (5581) – Spoke about his experience with 1994 earthquake with damages to his house
- 1.2. Sofia (5579) – Spoke about wanting earthquake insurance
- 1.3. Marcia (5538) – Wants to owners to understand severe smoke smell in her unit
- 1.4. Chris (5168) – Landscape committee wants us to understand problems with turf
- 1.5. Alexandra Lieben – Wanted to express her opinion on earthquake insurance
- 1.6. Kitty Felde – Expressed how important earthquake insurance is for the area
- 1.7. Teresa Thompson – Spoke in favor of HOA having earthquake insurance

2. Earthquake Presentation by Scott Litman

3. CALL TO ORDER FOR OPEN SESSION by JA at 7:46pm

4. ADOPTION OF AGENDA: The purpose of the agenda is to conduct regular association business. JA move to approve the agenda. CS seconded. Move 7a to Executive. Move “M” after “O”. Approved 9-0.

5. BUSINESS

- 5.1. Approval of Minutes. Passed 8-0-1. CS abstained
- 5.2. **Lien 5025-007-021.** Motion to approve the delinquent assessments. CG read into minutes. JA seconded. Passed 9-0
- 5.3. **Resolution 18-125 Operating Budget** – The board approved version 15 of the draft 2019 operating budget. A 6% increase in dues was approved resulting in \$3,902,270 in planned income; \$2,820,812 in planned expenses; \$581,010 in planned transfer special assessment reserve transfer; and \$500,448 in planned transfer to our regular reserves. SH moved to increase the assessments by 6%. HS seconded. Passed 5-4
- 5.4. **Resolution 18-126 Transfer of Excess Operating Funds to Reserves.** Permanent transfer made by Ross Morgan in October of \$150,000 from our operating funds bank account (11010 - C.N.B. # 010- 302870) to our reserves bank account (12610 - C.N.B Reserve CDARS #1015438971). There will be no transfer next January. This transfer will appear on our October financials report. JA moved. HS seconded. Passed 9-0

- 5.5. **Resolution 18-127 New Taylor Dunn Maintenance Cart** for the amount of \$14,762.57. (GL32235 Utility Cart Replace \$35,000.00). JK move. JA seconded. Passed 9-0
 - 5.6. VGOA Election Calendar. Meet the candidates Tuesday, 1/15 @ 6pm, and Saturday 1/19.
 - 5.7. 3rd Quarter Statement in Board Room for review and signature
 - 5.8. **Resolution #18-109 - Change in Handbook, Article 15, on Pets; Suppression of Floor Impact Noise.** With these amendments. This rule can be dismissed annually with a signed form with the unit below. Subject to \$50/mo. Place amount in the schedule of fines. This must go to the owners for feedback before it's amended. DD moved. JA seconded. Passed 5-3-1 CS abstained.
 - 5.9. **Resolution #18-114 Change in Language to Clarify Section 15. 7 D of the Handbook –** DD moved. JA seconded. Option 1 to read: Pets shall not be walked or exercised in the Common Areas, that include the West Green, Main Green, East Green, and Garden Courts." Passed 9-0
 - 5.10. **Resolution #18-115. Specificity on where pets can be walked.** Failed 3-4-2 CS & JA abstained.
 - 5.11. **Resolution #18-113. Change in Language to clarify Section 15.7 B of the Handbook; Section Deleted from 15.7 Band moved to 15.12.** Option 3 passed. Pets are not allowed to roam free in any Common Area of the property. DD moved. HS seconded. Passed 9-0
 - 5.12. **Resolution #18-116. Change in Wording of Section 15. 7 E of the Handbook.** Section F added. DD moved. JA seconded. Passed 9-0
 - 5.13. **Allowanced of allowing 2 pets.** Many other HOA's allow 2 pets. CS moved. HS seconded. 4-2-2 JA/JK abstained. CS will write a resolution for next board meeting.
 - 5.14. **Resolution 18-128 Amendment to October Highlights regarding Pet Survey Results.** BG will amend and work with DM and DD to re-submit.
6. DESIGN REVIEW RECOMMENDATIONS: None
 7. CORRESPONDENCE – BOARD ACTION REQUESTED
 - 7.1. Correspondence regarding smoking – moved to Executive
 - 7.2. (1) Letters in support of Doggy Happy Hour
 8. FINANCIAL REPORTS
 - 8.1. Financial Statements. Discussed.
 - 8.2. Treasurers Report. The Treasurer's Report was not available to discuss because of a delay in receiving the financial reports from Ross Morgan. The report will be emailed to directors later.
 - 8.3. Variance Report. Discussed
 9. MANAGER'S REPORT
 - 9.1. The painting of buildings 5, 9, 20, 30, 42, 44A and 48 have been completed. Power washing and prep work on building 88 began on October 29th.

- 9.2. The carpentry repairs have been completed on buildings 5, 9, 20, 30, 42, 44A and 48. The carpentry repairs on building 88 began on November 1st.
- 9.3. Residential Insulation Project: Buildings 5, 9, 20, 30, 42, 44A, 48, and 88 have been completed. The project is running concurrently with the residential building painting and residential carpentry repairs projects. Insulation work on building 89 is scheduled to begin on December 3rd.
- 9.4. Electronic Work Order System: The log on credentials for the E-Maint work order system have been sent out to all Court 1 residents. The residents in Courts 2 & 3 will be notified of the roll-out and asked to opt-in by providing updated contact information.
- 9.5. Electric Grid Survey in Progress: On Tuesday, October 30th, the Facilities Engineer met with SoCal Service Division of Berg Electric. Proposal will be ready for December meeting.
- 9.6. Garage Inspections: Second round of garage inspections is in process and will be completed by the end of the month.
- 9.7. Irrigation RFP Process: BG moved. JA seconded. Passed 9-0. Ask management to consult with our water rights attorney with the irrigation process concerning our well.
- 9.8. Landscape Design RFP Process. The landscape design RFP for Courts 8 and 9 has been sent out to four prospective bidders. Management will keep the Board of Directors apprised of developments at future meetings.
- 9.9. Annual Roof Cleaning. This project is scheduled for the week of November 26th - November 30th.

10. **PRESIDENT'S REPORT.** DRC contract expected to get signed before next month

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

- 11.1. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Joe Khoury.
October notes enclosed.

12. **OPERATION REPORTS**

- 12.1. Horticulturalist's Report
- 12.2. Preventive Maintenance Calendar
- 12.3. Parking Enforcement
- 12.4. Garage Rental Report
- 12.5. Work Order Summary
- 12.6. Landscape Maintenance Report
- 12.7. WASH Revenue History Summary
- 12.8. Escort and Patrol Reports

13. **Information Items**

- 13.1. Correspondence re: Approved Repair Work

ADJOURNMENT TO OPEN SESSION at 10:19pm.

Halsh Shoa