

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

Tuesday, December 11, 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. Laundry Room update. Hope board approves landscape committee de-thatching. Urging board to consider the idea that we may not get paid in case of a devastating earthquake
 - 1.2. Sharing thoughts on de-thatching and the need for it
 - 1.3. Dawn wants us to know she will continue to walk her cat outside
 - 1.4. Gary Barkin owner of 5531, wants the board to know that adjacent unit 5529, have started work without permits
 - 1.5. Nat Hutton announced that Ann Moore, a previous president passed away last night
2. CALL TO ORDER FOR OPEN SESSION by JA at 7:13pm
3. ADOPTION OF AGENDA: The purpose of the agenda is to conduct regular association business. JA move to approve the agenda. CS seconded. Passed 9-0
 - 3.1. HS recommended that we delete the bathroom upgrade pages, as it was meant for DRC review, not board review.
 - 3.2. RG/SH want to remove 4.9 as it was discussed last month.
 - 3.3. CS moved to add resolution DM move T to follow L. Passed 8-0-1 JA abstained
4. BUSINESS
 - 4.1. Approval of Minutes. Passed 9-0
 - 4.2. Liens: Motion to approve the delinquent assessments. CG read into minutes. JA seconded. Both Passed 9-0
 - 4.2.1. **Lien 5025-009-121.**
 - 4.2.1.1. **Lien 5025-007-026.**
 - 4.3. **Resolution 18-131 Appointment of Inspectors of Election.** Appointment Robert Creighton, Heide Oglesby, and Michael Schodorf, with Cynthia Cyrus to serve as an Alternate. Passed 9-0
 - 4.4. **Resolution 18-132** Executive Committee to Conduct Hearings to suspend Voting Rights. DM and CG will conduct the hearing. Passed 8-1
 - 4.5. **Resolution 18-133** Request Court Council Organize and Facilitate the "Meet the Candidates Events for the 2019 Board Election". JA moved. SH seconded. Passed 9-0

- 4.6. Resolution 18-134 Sustainable Community Initiative** during annual meeting to engage members. RG wants to make sure we order vegan tamales. JA moved. HS seconded. 61005 - Assoc Membership/Meetings, not to exceed \$700.
- 4.7. Resolution 18-135 VGOA Insurance coverage.** 2019 Budget Line Item 66090 Insurance \$143,901. DD moved. JA seconded. Passed 9-0
- 4.8. Discussion Item: Irrigation Design RFP.** Received 3 proposals for the irrigation system. CG moves that we meet with landscape committee, CG, Sherri, and Dave Larkins. Passed 9-0
- 4.9. Resolution 18-136 Groundwater monitoring Program.** Continue conducting a groundwater-monitoring program for the Association's existing onsite irrigation supply water well. GL64230 Well Maintenance Monitoring Program. Not to exceed \$7,660. RG moves. SH seconded. Tabled. Management to obtain revised proposal with reduced scope of services (new scope: to collect data only and skip data analysis until a future date)
- 4.10. Resolution 18-137 Transfer to Regular Reserves.** In approving the annual budget and any budget amendment, the Board of Directors must ensure that the budgeted amount of annual transfers to regular reserves will be no less than \$650,000. Budget Account Number: 11010 DELETED FROM AGENDA.
- 4.11. Resolution 18-138 Turf De-thatch.** De-thatch and aerate the 3 main greens as proposed by George Havai in the November board packet starting in December 2018. Budget Code 64120/64170. Not to exceed \$7,299. CG moved. JA seconded. Passed 9-0
- 4.12. Resolution 18-139 Adoption of Pet Survey Report.** Failed to pass
- 4.13. DM moved to Remove survey results from website.** SH seconded. Passed 5-1-3 JA/CG/HS abstained.
- 4.14. Resolution #18-108 Elimination of Pet Registration Fee.** Board adopts a change to Handbook Rule 15.1 Pet Registration, by deleting the phrase "and a \$25 registration fee" from the last sentence of that section. Passed 5-3-1 HS abstained
- 4.15. Resolution #18-109 Change in Handbook, Article 15, on Pets; Suppression of Floor Impact Noise.** Per the Board's instruction at the November meeting, the words added were: "This rule can be waived annually with a signed form by the owner of the unit below."
- 4.16. Resolution 18-110** Pet owners "may" be required to provide proof of vaccination. DD moves. JA seconded. Denied 2-7-1
- 4.17. RESOLUTION: #18-117 Change in Section 15.8 of the Handbook.** A pet must be housed inside the unit. A pet shall never be left alone in any patio or on any balcony. A Pet shall not be housed in a container, cage or pen or (pet) house in a patio or on any balcony. DD moved. JA seconded. Passed 9-0
- 4.18. RESOLUTION: #18-118 Change in Wording of Section 15.13 of the Handbook.** Prohibiting visitors with pets to allow pets to visit for up to 2 weeks. Passed 9-0
- 4.19. RESOLUTION: #18-119 Change in Handbook Section 15 Creating a Peer Review Committee.** The Association to establish a Peer Review Group as per the following changes.

Owners may establish a peer review group. This group will be separate from the enforcement committee. Submission of this is voluntary.

- 4.20. **RESOLUTION: #18-120 Change in Handbook Section 15: Addition of WAIVERS.**
Allowing owners to ask for waivers on certain pet rules. DD moved. JA seconded. Failed 1-7-1 JA abstained
- 4.21. Resolution 18-140 Hybrid Pet Survey Document. DM withdrew
- 4.22. Resolution 18-141 Town-hall meeting for Earthquake Insurance. DM moved. JA seconded. SG suggested adding info for voting packet. Passed 9-0 Adding flyer Passed 9-0
- 4.23. Resolution 18-142 Ross Morgan Rep to join Budget & Finance meeting. DM moved. JA seconded. Meeting will be held 2/21/19. Passed 9-0
- 4.24. Resolution 18-143 Earthquake Insurance Coverage on 2019 Ballot - withdrawn
- 4.25. Resolution 18-122 Conflict Resolution Workshop - Tabled
- 4.26. Discussion Clubhouse Bathroom – Removed
- 4.27. Majority of directors have reviewed the finances.
- 4.28. CS to add VGOA as a stakeholder with Baldwin Hills CSD, community advisement panel. Passed 9-0

5. DESIGN REVIEW RECOMMENDATIONS: None

6. CORRESPONDENCE – BOARD ACTION REQUESTED

- 6.1. Correspondence regarding the considered ruling for 2nd floor owners to be required to cover their floor if they have a pet. Submitted by anonymous.

7. FINANCIAL REPORTS – None. It will arrive on 12/13.

8. MANAGER'S REPORT

- 8.1. The painting of buildings 5, 9, 20, 30, 42, 44A, 48 and 88 have been completed. Power washing and prep work on building 89 began on November 28th.
- 8.2. The carpentry repairs have been completed on buildings 5, 9, 20, 30, 42, 44A and 48 and 88. The carpentry repairs on building 89 began on December 3rd.
- 8.3. 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.
- 8.4. Electronic Work Order System: The log on credentials for the E-Maint work order system have been sent out to all residents in Courts 2 & 3 were notified of the roll out and asked to opt in by providing updated contact information. Management will send out their log on credentials and proceed with on-boarding the remaining courts systematically in numerical sequence.
- 8.5. Electric Grid Survey in Progress: The Facilities Engineer has received a formal proposal from Berg Electric Corporation. The total cost for the survey was considerably more than the proposed budgeted amount. Management is actively sourcing additional

organizations to bid on this project. CG suggested that the (2) bids are forwarded to the sub-committee for review and

- 8.6. Garage Inspections: Second round of garage inspections have been completed.
- 8.7. Management has received a total of three proposals for the Irrigation RFP and have presented them here in a discussion item to ascertain how the Board of Directors would elect to proceed with this project. Business item 4H.
- 8.8. The landscape design RFP for courts 9 & 10 was sent out to four prospective bidders. One design firm expressed interest in the project and indicated that their proposal will be forth coming by mid-December. Management will keep the Board of Directors apprised of developments at future meetings.
- 8.9. Annual Roof Cleaning. This project was completed the week of November 26th - November 30th.

9. **PRESIDENT'S REPORT.**

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

- 10.1. Budget & Finance Committee: TBD, Chair; Daniel Millner, Liaison. November meeting notes enclosed.
- 10.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Secretary; Diann Dumas, Liaison. October Meeting Notes enclosed.
- 10.3. Court Council, Nat Hutton: Chair; Regina Bryant, Co-chair; Kate Martin, Secretary; Cynthia Singleton, Liaison. October Meeting Notes enclosed.
- 10.4. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Joe Khoury.
- 10.5. Design Review Committee: Rotating Chair, Liaison Haleh Shoa. Susan DiGiulio December Meeting Notes enclosed.
- 10.6. Landscape Committee: Chris Scornaienchi and Jeff Clark, Co-chairs; Lisa Jeffrey, Secretary; Cole Garrison, Liaison
- 10.7. Safety Committee: Cynthia Cyrus, Chair; Ben Ginsburg, Liaison. November Meeting Notes enclosed.
- 10.8. Tree Committee: Jeff Clark and Jeffrey Mintz, Co-chairs; Steve Haggerty, Liaison. October Meeting Notes enclosed.
- 10.9. Ad Hoc Community Relations: Nat Hutton; Liaison Cynthia Singleton
- 10.10. Community report included from Cynthia Singleton
- 10.11. Pet Task Force

11. **OPERATION REPORTS** – reviewed and discussed

- 11.1. Preventive Maintenance Calendar
- 11.2. Parking Enforcement
- 11.3. Monthly Status report
- 11.4. Work Order Summary
- 11.5. Landscape Maintenance Report
- 11.6. WASH Revenue History Summary
- 11.7. Escort and Patrol Reports

12. Information Items - None

ADJOURNMENT TO EXECUTIVE SESSION at 10:19pm.

Haleh Shoa