

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

Tuesday, April 23, 19, 2019

DIRECTORS PRESENT: Jerri Allyn (JA), Claire Knowton (CK), Chris Scornaienchi (CS2), Daniel Milner (DM), Steve Haggerty (SH), Cynthia Singleton (CS1), Joseph Khoury (JK), Cole Garrison (CG), Haleh Shoa (HS)

Absent:

Late Arrival: Joseph Khoury (JK)

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG)

1. HOMEOWNER COMMENTS:

- 1.1. Gabriela Worrel – asking the board to allow the Baldwin Hills Elementary School to come and give a presentation to the owners on their amazing curriculum. Board Approved 8-0-1 (JK absent)
- 1.2. Lucy Fried presenting information on Inglewood Oil Field Periodic Review. Asking the board to upgrade our regulation and sign petition as director. Board Approved to move forward as timing is very tight. Approved 8-0-1 (JK absent)
- 1.3. Teresa Thompson 5484 wondering about the status of irrigation system. SG explained that pump is slated to be fixed.

2. CALL TO ORDER FOR OPEN SESSION by JA at 7:11pm

3. ADOPTION OF AGENDA: The purpose of the agenda is to conduct regular association business. JA moves to approve the agenda. CS seconded.

4. BUSINESS

- 4.1. Approval of Minutes. JA moved. CS seconded. Approved 9-0
- 4.2. Resolution 19-36 – 2018 Audit Acceptance and Approval. CK proposed to accept. HS seconded.
- 4.3. Resolution 19-37 – Electrical Upgrade for In-garage EV charging & Solar Panel. SH moved. CG seconded. Management will seek vendors for the original electrical upgrade cost, as well as this additional work on future solar panel installations. Proposal to NOT include examples to vendors. Estimate cost \$10-15,000 Code 32063 - Electric Infrastructure Upgrade. Approved 8-0-1 CS abstained.
- 4.4. Resolution 19-38 Flood-zone re-mapping Contract – Phase 1 is to complete field surveys to make an initial determination of the potential for flooding. If DEA's review of the survey appears promising to convince FEMA to removing the flooding designation, then the Phase 2 scope is to complete the necessary forms and processing with FEMA. Cost

- of Phase 1 is \$4200; phase 2 is \$2700. CK and CS will assist SG to review and revise the contract. GL Code 61220 Outside Services. JA moves. HS seconded. Passed 9-0
- 4.5. Resolution 19-39 None-substantive Changes to the Handbook. DM moved. JA seconded. CK proposed to change 1/a/ii from “he/she” to “the owner”. Passed 9-0
 - 4.6. Resolution 19-40 Non-historic Unit Fence & Wall Numbers. Many units have non-historic numbers on their fences and building facades, which need to be removed immediately as it’s not according to our historic standards. HS moved. JA seconded. Passed 8-1 CK opposed.
 - 4.7. Resolution 19-41 Sound Testing – Owner Communication Needed. As per Resolution 19-35 we have to perform acoustical testing. We are experiencing pushback from some owners and renters. Management will need to send a letter to all owners regarding the chosen date. HS moved. CK seconded. Passed 9-0
 - 4.8. Resolution 19-31 Conflict Resolution Workshop with Aspire for Tuesday May 21 from 6pm-10pm. \$1000 Association Memberships 61015.
 - 4.9. Civil Code Compliance Verification, reminder for directors to sign
5. DESIGN REVIEW RECOMMENDATIONS: NONE
 6. CORRESPONDENCE – BOARD ACTION REQUESTED
 - 6.1. Harold Graves communication regarding owners’ wall cracks
 - 6.2. Owner from Court 15 asking Board to accept her volunteerism in helping bring new books to our library
 7. FINANCIAL REPORTS:
 - 7.1. Financial Statements. Discussed.
 - 7.2. Treasurers Report. Discussed.
 - 7.3. Variance Report. Discussed.
 8. MANAGER'S REPORT
 - 8.1. 2018 Audit Report draft report ready for board review and signatures
 - 8.2. Residential Painting tentatively scheduled for May 6 for buildings 6. These 9 other buildings will be scheduled for paint this year: 7, 13, 31, 52, 59, 71, 74, 81, 87
 - 8.3. Residential Carpentry Repairs to commence May 10 for building 6
 - 8.4. Residential Insulation set to take place same time as carpentry repairs
 - 8.5. Well Pump Backflow Device Repair, which is need of repair before the irrigation system can be reactivated. Management anticipates work to be completed by week of 4/22.
 - 8.6. Online Work Order is now available for ALL units. Owners are encouraged to sign up for the electronic work order system
 - 8.7. Escort callbox has been activated
 - 8.8. Weed Whip damage to VG trees. Management has discussed with Green Crew to weed tree wells by hand only.
 9. **PRESIDENT'S REPORT.**

10. COMMITTEE REPORTS –

- 10.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. February & March 2019 Notes enclosed
- 10.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary.
- 10.3. Court Council NEW, Nat Hutton: Chair; Regina Bryant: Vice chair; Kate Martin: Secretary; Cynthia Singleton: Liaison. March 2019 minutes enclosed.
- 10.4. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Joe Khoury.
- 10.5. Design Review Committee: Wendell Conn: Chair, Susan DiGiulio: Secretary, Liaison: Haleh Shoa. April Meeting Notes enclosed.
- 10.6. Landscape Committee NEW: Lisa Jeffrey/Jay Calhoun: Co-chairs; Teresa Thompson, Secretary; Cole Garrison, Liaison.
- 10.7. Safety Committee NEW: Cynthia Cyrus, Chair; John Howell, Secretary, Steve Haggerty, Liaison.
- 10.8. Tree Committee: No chair. Chris Scornaienchi, Liaison.
- 10.9. Ad Hoc Community Relations: Nat Hutton; Liaison Cynthia Singleton

11. OPERATION REPORTS – reviewed and discussed

- 11.1. 19 Trees identified for pruning, and 2 trees to be removed, during the April walk-thru
- 11.2. Preventive Maintenance Calendar
- 11.3. Parking Enforcement Report
- 11.4. Monthly Status report
- 11.5. Work Order Summary
- 11.6. Landscape Maintenance Report
- 11.7. WASH Revenue History Summary
- 11.8. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 8:52pm.

Haleh Shoa