

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

Tuesday, May 28, 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), Joseph Khoury (JK)

Absent:

Late Arrival:

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG)

1. HOMEOWNER COMMENTS:
 - 1.1. 5532 Jay Calhoun – patio peek announcement to ensure everyone comes
 - 1.2. 5390 Gordon Brookes – here to speak to ensure his trees are not removed without discussing with him first. He hasn't heard back from anyone and would like to know status
 - 1.3. 5422 Mickey Fielding – wants the VG to stop using rodenticide traps immediately. She and CK will work on a resolution together for next month. She was here for same reason in October 2018.
 - 1.4. 5327 Michael Schiavani – adding to Mickey's claim that a mountain lion has recently died due to prey having been infested through poison killing. He also wants to reach out to Scott Litman to receive an updated earthquake insurance
 - 1.5. 5520 Joan Anglin – she was broken into and had her jewelry stolen. Wants to urge the need for cameras around garage spaces
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 moves to approve the agenda. HS seconded. 9-0
4. BUSINESS
 - 4.1. Approval of Minutes. JA moved. CK seconded. Approved 9-0
 - 4.2. RESOLUTION 19-42: Lien Parcel Number 5025- 007-049. JK moved. JA seconded. Approved. 8-1 CS1 opposed.
 - 4.3. RESOLUTION 19-44: Planting of Shade Tree Project Phase 2. Phase 1 of the Shade Tree Project was successfully completed in January 2019. Phase 2 of the Shade Tree Project continues with the intention to replace lost trees on the Green by prioritizing those that provide maximum shade to units. The goals of the Shade Tree Project are to replace historic trees, consistent with Barlow and/or Winans plans, and provide shade to

- buildings. Proposed cost \$25,000. Code 32155 - Numbered Tree Replacement (Reserves); 64200 - Tree Care (Expense). CS2 moved. CK seconded. Approved 9-0
- 4.4. RESOLUTION 19-45: Emergency Preparedness Programming for the Village Green Community. (3) series of 3-hour sessions to be held in summer months, on Saturdays, to prepare the community with psychological and practical ways of managing emergency situations. Cost of flyers \$200, Code 62602-Safety Committee. SH moved. JK seconded. Approved 9-0
 - 4.5. DISCUSSION: Major Project Funding. While the current ten-year (2010-2020) special assessment will cover completing copper re-pipe, sewer line replacement, and building stabilization projects, there is no funding plan for future major projects. Currently "irrigation re-haul" has reserve money allotted to it. However, neither the electrical service upgrade nor building full roof replacements has reserve funding allocated. We also need to consider additional cost such as: earthquake insurance, installation of building sound abatement, replacement of interior drain pipes, replacement of water supply pipes, upgrade of exterior lighting, well replacement, and others are competing for the same assessment dollars. SH moved. JA seconded. DISCUSSION: CK suggested waiting and having this discussion since we have RFP's out for electrical upgrades and irrigation system.
 - 4.6. DISCUSSION: Toy Trade to take place on Sunday 6/2. A community wide "toy trade" wherein the Village Green residents get an early opportunity to have first dibs on what toys people will be parting with for the annual VG Yard Sale. A toy exchange will allow for a communal experience as well as help everyone prepare earlier for the pending yard sale. It will also just be far less hectic for families with children! JK moved. JA seconded. CS1 wants everyone should sign a release. Passed 9-0
 - 4.7. DISCUSSION Communication/Organization Chart & Job Descriptions
 - 4.8. Quarterly Compliance: Civil Code §5500 - 1st Quarter. Majority of directors have reviewed the report.
5. DESIGN REVIEW RECOMMENDATIONS:
 - 5.1. 5558 Kitchen Remodel. HS moved. CK seconded. Approved 8-0-1 JA abstained
 - 5.2. 5558 Washer/Dryer Installation. Owner needs to provide evidence that the electrical load will be balanced by taking out the wall heater. Board is also suggesting that owner to replace electrical stove with a gas one. Passed 9-0
 6. CORRESPONDENCE – BOARD ACTION REQUESTED
 - 6.1. Landscape concerns – CS2 and SG will follow up with landscape contractor
 - 6.2. Laundry Room equipment complaint
 7. FINANCIAL REPORTS:
 - 7.1. Financial Statements. Discussed.
 - 7.2. Treasurers Report. Discussed.
 - 7.3. Variance Report. Discussed.
 8. MANAGER'S REPORT

- 8.1. We have a new facilities engineer, Alfonso Casanova, who started on May 20, 2019. He comes to us with 20 years of experience at USC.
- 8.2. Residential Re-piping Project. Buildings 68, 75, 76, 77, 78 & 95 are slated for re-piping this year. The project is scheduled to commence on June 17th with Building 68 and will conclude in November. Homeowner informational meetings will be held on June 6th and 8th.
- 8.3. Residential Building Painting commenced on May 13, 2019 with Building 6. There are (10) buildings approved for repainting this year and the project is forecast to run through the end of this year.
- 8.4. Residential Carpentry Repairs, same as above
- 8.5. Residential Insulation Project is taking place in conjunction with painting and carpentry repairs. Meetings for the insulation project were held on May 9th and 11th to give owners and residents a first-hand understanding of the scope of work for this new component. The project commenced on May 14th with Building 6.
- 8.6. Errant Tree Removal. Four Seasons Landscaping removed 4 trees in total, one of which was removed by mistake. They will replant another tree at their own expense.
- 8.7. Electronic WO system. 260 owners have now received logon credentials. All courts have been notified as of May 2019.

9. **PRESIDENT'S REPORT.** None

10. **COMMITTEE REPORTS –**

- 10.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. April 2019 meeting notes enclosed
- 10.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary. March meeting notes enclosed.
- 10.3. Court Council NEW, Nat Hutton: Chair; Regina Bryant: Vice chair; Kate Martin: Secretary; Cynthia Singleton: Liaison.
- 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. May Meeting Notes enclosed.
- 10.6. Landscape NEW: Lisa Jeffrey/Jay Calhoun: Co-chairs; Teresa Thompson, Secretary; Cole Garrison, Landscape Liaison.
- 10.7. Tree Committee: Chris Scornaienchi, Tree Liaison. March & April meeting notes enclosed.
- 10.8. Safety Committee NEW: Cynthia Cyrus, Chair; John Howell, Secretary, Steve Haggerty, Liaison.
- 10.9. Ad Hoc Community Relations: Nat Hutton; Liaison Cynthia Singleton. Empowerment Congress has asked CS and Nat Hutton to help run their elections on 6/15.

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. In-depth reply from arborist to landscape committee resolution
- 11.3. Horticulturist Report – explaining what needs to be removed and planted around Clubhouse, courts 1, 2, 3, 5, 6, 16 and West Circle
- 11.4. Preventive Maintenance Calendar
- 11.5. Parking Enforcement Report
- 11.6. Monthly Status report
- 11.7. Work Order Summary – CS1 wants to make sure that proper charges are made for work done
- 11.8. Landscape Maintenance Report
- 11.9. WASH Revenue History Summary
- 11.10. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 9:21pm.

Haleh Shoa