

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

Tuesday, June 25, 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. 5382.5 Alex Stoltze – stating that landscaping should be done in court 9
- 1.2. 5124 Susannah stating she wants to hire a landscape architect
- 1.3. 5520 Joan Anglin would like court 9 corner to be redone. Sherry Shen also would like court 9 redone.
- 1.4. 5417.5 Lucy Fried commented on proposal regarding new bid for earthquake insurance. State law doesn't require earthquake insurance, therefore, it's not mandated.
- 1.5. 5581 Jim Bouchard – stating (10) concise reasons as to why we should have earthquake insurance
- 1.6. 5532 Jay Calhoun – Presented photographs showing most board members live next to greenery
- 1.7. 5558 Manya Fox – asking for better irrigation for court 9
- 1.8. 5205.5 John Howell – stating about earthquake insurance for the board to consider the entire property and not just a few who don't want it
- 1.9. 5524 Bjorn T. also lives in court 9 and would like it revitalized
- 1.10. 5576 Langdon Bosarge – Court 9 bushes are never trained and he can't close his gate. Grass needs water. Also redwood is dying and needs attention
- 1.11. 5564 Joseph Rogers – Moved here 2004 and lives in court 9 and the corner is atrocious and needs to revitalize the lawn
- 1.12. 5388 Kitty Felde – in support of earthquake insurance and proposes to cast some Village Green residents and permission to record in the clubhouse as well as the concert. HS moves to approve. DM seconds. Passed 9-0

2. CALL TO ORDER FOR OPEN SESSION by JA at 7:22 pm

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 March Minutes. JA moved. CK seconded. Approved 8-0-1 HS Abstained
 - 4.2. Approval of May Minutes. JA moved. CK seconded. Approved 9-0
 - 4.3. RESOLUTION 19-46: Conflict Resolution Workshop w Aspire for Staff, to support growth and better communication within office management, as well as with owners, vendors, etc. **Budget Code: 61015 Not to exceed \$1500.** HS moves. CK seconded Approved. 9-0
 - 4.4. RESOLUTION 19-47 Patio Tree Removal in order to prep for paint and insulation project. JA moves to send letters to owners to let them know their trees, bushes and shrubs will be removed and to clearly state that they have the right to object the removal of their vegetation. Passed. 7-2 CK/HS opposed. Budget Code 64205. Current budget is \$5000. Proposed costs are \$10,200 so board agrees to go over budget.
 - 4.5. RESOLUTION 19-48 Landscape Design Architect for Hauser/Coliseum Project. Melinda Taylor is the recommendation of the landscape committee. CS2 moves to renegotiate the price. CG seconded. Approved 7-2 CK/CG voted no
 - 4.6. RESOLUTION 19-49 Operation Budget Re-forecasting. Instruct Ross Morgan to update 2019 budget numbers to align with the re-forecast. DM moves. HS seconded. Approved 8-1 SH voted no
 - 4.7. RESOLUTION 19-50 Earthquake Survey Resolution. Received feedback from 276 owners. Answer to buying master policy: 170 owners voted yes; 63 no; 43 unsure. VGOA could compose a subsidy program for owners who are not able to pay higher rates. Motion to seek an updated quote for earthquake insurance. Motion failed. 4-5 JA/JK/CG/SH/CS1 voted no
 - 4.8. RESOLUTION 19-51 Safe and Sustainable Grounds Free from Poison. Immediately end the use of all rodenticide at the Village Green to kill rats. Bait traps can be replaced with Havahart live traps. Implement the poison free rat control processes recommended by Poison Free Malibu: Repel, Exclude, Deter. Withdrawn for further investigation on Silantra.
 - 4.9. RESOLUTION 19-52 Court 1 Community Garden Hose Bib. Installation request for a hose bib in the community garden in court 1 which would be on potable (City) water supply. Passed 5-3-1. Code 64090 Not to exceed \$400. JA/SH/JK voted no. CS1 abstain.
 - 4.10. RESOLUTION 19-53 Parking Enforcement Rules Modification. We need more consistent way of enforcing our parking violations. If the violator requests a waiver, then the enforcement committee can consider waiving parking. Passed 5-4
 - 4.11. DISCUSSION Road Work and Parking restrictions on Hauser and Sycamore. DM will be spearheading a movement to get roadwork completed on Hauser, and also parking restrictions on Hauser and possibly Sycamore. NEXT STEPS: invite Kamani Black to come to the next board meeting
 - 4.12. DISCUSSION Serpentine walls & Mills act Commitment.
 - 4.13. DISCUSSION Digital copies of all correspondence.
 - 4.14. DISCUSSION Org Chart of VGOA Office
5. DESIGN REVIEW RECOMMENDATIONS: **All contingent upon LAOHR approval**
- 5.1. 5486 Kitchen Remodel. The plans calls for the removal of all cabinets, floor and appliances (range, hood, refrigerator), as well partially removing the wall between the

- dining room and kitchen. Electrical load will be lowered (page 80). HS moved. CK seconded. HS moved contingent on LAOHR approval. JA seconded. Approved 9-0
- 5.2. 5486 Bathroom Remodel. Replacement of all tiles. Re-plumb to have a combo tub/shower. Build cabinetry where current shower is. CK moved contingent on LAOHR approval. JA seconded. Approved 9-0
- 5.3. 5432.5 Kitchen Remodel. Damaged cabinetry, which will be replaced with historic compliant ones. Her contractor has 2 outstanding, non-resolved violations but he did her bathroom remodel and passed inspections, which she has provided to the office for filing. CK moved contingent on LAOHR approval. JA seconded. Approved 9-0

6. CORRESPONDENCE – BOARD ACTION REQUESTED

- 6.1. Earthquake Insurance Concerns (2) letters
- 6.2. Letter regarding creeping fig vine
- 6.3. Tree Removal concerns (2) letters
- 6.4. VGOA library hand-off

7. FINANCIAL REPORTS:

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

8. MANAGER'S REPORT

- 8.1. Residential building re-piping commenced on June 17, 2019 with Building 68. This year's schedule provides for a completion date of November 12, 2019. There are six buildings slated for re-piping this year; 68, 75, 76, 77, 78 and 95
- 8.2. Residential Building Painting: The painting of Buildings 6 & 7 has been completed. Power washing and prep work began on Building 13 on June 10, 2019. Ten buildings were approved for repainting in 2019 and the project is forecast to run through mid-January of 2020.
- 8.3. Residential Carpentry Repairs, same as above
- 8.4. Residential Insulation Project: Buildings 6 and 7 have been completed. The project is running concurrent with the residential building painting and residential carpentry repairs projects.
- 8.5. Electrical Upgrade Project: On June 4th Management met with Director Steve Haggerty to continue work on the proposed electrical upgrade at Village Green. 7 vendors, 2 of whom will be submitting their bids in the next 2 week.
- 8.6. Electronic WO system. Over 300 owners have now participating. All courts have been notified as of May 2019.
- 8.7. Olive Tree Replacement. Four Seasons Landscaping, in conjunction with our arborist, are determining the right size of tree to replant.
- 8.8. Laundry Room Signs have been placed in laundry rooms, however, feedback has been received from owners and signs will be replaced in the coming months.
- 8.9. Weekly Laundry Room Inspections to ensure cleanliness and no stray clothing are left too long.

9. **PRESIDENT'S REPORT.** JA will be leaving her post as of July 2019.

10. **COMMITTEE REPORTS –**

- 10.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. May 2019 meeting notes enclosed
- 10.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary. April & May meeting notes enclosed.
- 10.3. Court Council NEW, Nat Hutton: Chair; Regina Bryant: Vice chair; Kate Martin: Secretary; Cynthia Singleton: Liaison. May meeting notes 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.
- 10.6. Landscape NEW: Lisa Jeffrey/Jay Calhoun: Co-chairs; Teresa Thompson, Secretary; Cole Garrison, Landscape Liaison. May & June meeting notes enclosed
- 10.7. Tree Committee: Chris Scornaienchi, Tree Liaison. March & April meeting notes enclosed. Minutes note that Claire is the liaison but Chris is the liaison.
- 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. June report

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

- 11.1. During our June campus-wide walk-through, a total of 5 trees were identified to be pruned, and 7 trees to be removed and replaced, and one tree to be removed and not replaced. **JA moves when arborist report recommends a replacement for a removal tree, that the office will move forward to make that replacement happen.**
Approved 9-0
- 11.2. Preventive Maintenance Calendar
- 11.3. Parking Enforcement Report
- 11.4. Monthly Status report
- 11.5. Work Order Summary – CS1 wants to make sure that proper charges are made for work done
- 11.6. Landscape Maintenance Report
- 11.7. WASH Revenue History Summary
- 11.8. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 10:11pm.

Haleh Shoa