

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

Tuesday, September 24, 2019

DIRECTORS PRESENT: Claire Knowlton (CK), Chris Scornaienchi (CS2), Daniel Milner (DM), Joseph Khoury (JK), Cole Garrison (CG), Haleh Shoa (HS), Steve Haggerty (SH)

Absent: Cynthia Singleton (CS1),

Late Arrival:

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG)

1. HOMEOWNER COMMENTS:

- 1.1. 5177 Carolyn Middleton – Office not communicating with homeowners with follow-through. Her patio has been sinking for 5 years and she has submitted work order for the past 5 years.
- 1.2. 5273 ½ Jason Williams – Submitted (4) work orders regarding trees and shrubs that are blocking walkways and parking spaces around circle court east. Asking for all office management, particularly TB, to understand our contracts.
- 1.3. 5422 Mickey Fielding – Perimeter has permanent standing water that should be mosquito treated. Has an issue with concrete aprons. HS mentioned that carts are much wider than when the property was laid out.
- 1.4. Jamiah Hargins (community leader/not resident) – Organization (West Adams Crops Swaps) providing organic swap to neighbors and they're opening a farmer's market on the corner of Western and Adams.
- 1.5. 5527 Michael S – Concrete aprons are not the solution because there are still mud around them

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:30 pm

3. ADOPTION OF AGENDA: The purpose of the agenda is to conduct regular association business. SH moves to approve the agenda. HS seconded. 7-0.

4. BUSINESS

- 4.1. Approval of July Minutes. HS moved. SH seconded. Passed 8-0
- 4.2. RESOLUTION 19-76 Liens: 5025- 007-108 – JK read. SH seconded 7-0
- 4.3. DISCUSSTION – Operating Budget. Discussed (3) scenarios: one to keep status quo, second to add infrastructural upgrades including landscape
- 4.4. RESOLUTION 19-77 No overnight parking on Hauser, which has become a parking lot for individuals and Campers nightly, attracting homeless people who live in their cars and leave a mess in the morning. We have strong support from residents who live on that

- side, as well as the president of C&S Nursery who has been cleaning up debris every morning. DM moved. SH seconded. Passed 7-0
- 4.5. RESOLUTION 19-78 Pet Rule Handbook Change Section 15.3 – to allow residents to have (2) pets instead of (1) pet per household. *Section 15.3 NUMBER AND SIZE LIMITED. No more than TWO pets are allowed per Unit, with the sole exception aquatic animals within an aquarium whose number is not restricted. The weight limit on any pet is 30 pounds. Aquariums must not exceed 50 gallons.* CS2 moved. HS seconded. Passed 7-0
 - 4.6. RESOLUTION 19-79 Authorize WO plant removal. From courts 3, 5 & west circle, as per Carol Bornstein’s report. CK moves. JK seconded:
 - 4.6.1. MOTION: If a professional hired by VG who has made a recommendation and the landscape committee agrees, the committee has the authority to bring that forth to the office for action. Passed 7-0
 - 4.7. RESOLUTION 19-80 Natural Mulch – Landscape committee requests mgmt to direct Green Crew to stop raking and blowing the natural mulch produced by trees and shrubs in many beds unless that mulch is higher than the walkway. CK moves. GS seconded. Failed 3-4
 - 4.8. RESOLUTION 19-81 New Tree Committee Officers. Laura Civiello and Mickey Fielding were elected Chair and Secretary respectively by secret ballot at the September Tree/Landscape Committee Meeting. Passed 7-0
 - 4.9. Discussion Clubhouse Remodel – Color scheme proposed has been approved. Passed 7-0
5. DESIGN REVIEW RECOMMENDATIONS:
- 5.1. 5414.5 Kitchen Remodel – HS moved. DM seconded. Passed 7-0
6. CORRESPONDENCE – BOARD ACTION REQUESTED
- 6.1. Framing historic posters for Clubhouse – Passed 7-1 CS2 was a no by proxy
 - 6.2. Floor Impact Noise issue – HS will reply to owner and send her the noise report.
 - 6.3. Garage Court Noise (suggesting signs to be quiet in courts)
 - 6.3.1. Print reminder on open monthly assessment bills – SG can provide note to Ross Morgan: *FRIENDLY REMINDER TO ALL RESIDENTS. MANY RESIDENTS MAIN BEDROOMS FACE THE GARAGE COURTS. PLEASE KEEP NOISE AT A MINIMUM WHILST WALKING AROUND GARAGE COURTS IN THE EARLY OR LATE HOURS AS TO NOT DISTURB OTHER RESIDENTS.*
 - 6.3.2. Write article in Highlights about this. Lucy Fried will write this blurb.
 - 6.4. Accessibility Issue as a result of Filming
 - 6.5. Concrete sidewalk repair
7. FINANCIAL REPORTS:
- 7.1. Financial Statements. Discussed. CK moves to move \$150,000 from operating cash into our CDRS reserve account. SH seconded. Passed 7-0
 - 7.2. Treasurers Report. Discussed.
 - 7.3. Variance Report. Discussed.

8. MANAGER'S REPORT

- 8.1. Residential Re-Piping Project: The re-piping of Buildings 68, 75, 76 and 77 has now been completed. The project moves to Building 78 in East Circle on October 7th. The project then concludes with Building 95 in East Circle beginning on November 4th.
- 8.2. Residential Building Painting: The painting of Buildings 6, 7, 13, 31, 52 and 59 has now been completed. Power washing and prep work began at Building 71 on September 19th. Three buildings remain; 74, 81 and 87. The project is scheduled to conclude in mid-January of 2020.
- 8.3. Residential Carpentry Repairs, same as above
- 8.4. Residential Insulation Project: Buildings 6, 7, 13, 31, and 59 has been completed. The project runs concurrently with the residential building painting and residential carpentry repairs projects.
- 8.5. Annual Garage Inspections are slated to start in September. The first round of garage inspections began on September 23rd and has been completed. The second round of inspections for various violations will commence in early November.
- 8.6. Clubhouse Filming: The filming of scenes for TV's "Winslow" took place at the north entrance to the clubhouse on September 5th and 6th. Over 100 cast and crew were onsite including actress Reese Witherspoon. The production netted \$7,850 to the Association.
- 8.7. Concrete repairs to selected sidewalks and patios began last month. Additionally, the project included the installation of concrete aprons in six areas of the Green. This work was completed on schedule in September.
- 8.8. Garage Restoration: Earlier this year, the Board approved resolutions to proceed with garage restoration (painting, carpentry repairs and fumigation) of the garage structures in Courts WC, EC & 16.

9. COMMITTEE REPORTS –

- 9.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. August 2019 meeting notes enclosed
- 9.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary
- 9.3. Court Council NEW, Nat Hutton: Chair; Regina Bryant: Vice chair; Kate Martin: Secretary; Cynthia Singleton: Liaison.
- 9.4. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Joe Khoury.
- 9.5. Design Review Committee: Wendell Conn: Chair, Susan DiGiulio: Secretary, Liaison: Haleh Shoa.
- 9.6. Landscape NEW: Lisa Jeffrey/Jay Calhoun: Co-chairs; Teresa Thompson, Secretary; Cole Garrison, Landscape Liaison. September minutes enclosed
- 9.7. Tree Committee: Chris Scornaienchi, Tree Liaison. Chair: Laura Civiello
- 9.8. Safety Committee: Cynthia Cyrus, Chair; John Howell, Secretary, Steve Haggerty, Liaison.
- 9.9. Ad Hoc Community Relations: Nat Hutton; Liaison Cynthia Singleton.

10. OPERATION REPORTS – reviewed and discussed

- 10.1. Arborist's report - In our September campus-wide walk-through, we noted a total of five trees that require pruning and one tree that will need to be removed and replaced; it is in irreversible decline.
- 10.2. Preventive Maintenance Calendar
- 10.3. Parking Enforcement Report
- 10.4. Garage Rental Report
- 10.5. Work Order Summary Landscape Maintenance Report
- 10.6. Landscape Maintenance Report
- 10.7. WASH Revenue History Summary
- 10.8. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 9:15pm.

Haleh Shoa