

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

Tuesday, February 25, 2020

DIRECTORS PRESENT: Claire Knowlton (CK), Chris Scornaienchi (CS2), Joseph Khoury (JK), Cole Garrison (CG), Steve Haggerty (SH), Daniel Milner (DM), Cynthia Singleton (CS1)

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG)

1. HOMEOWNER COMMENTS:

- 1.1. 5525 – Judith Bershak wondering of the board is amenable to get our FHA loans
- 1.2. 5273 – Susan Edwards has lived here since 2004 and has had 4 major leaks. There is an issue with her building and she’s urging for her building to be re-piped. SG said that building 79 is the first one to get re-piped.
- 1.3. 5388 – Tad Daley wants political candidates to be able to solicit owners on our property
- 1.4. 5331.5 – Karen Bragg is wondering why the trees in court 14 hasn’t been planted. SG mentioned that it will happen in a couple of weeks. Also wants us to know that insulation has worked really well.
- 1.5. 5287 – Steven Mann talked about the leak between his unit and the next door
- 1.6. Dante Woods from Stand LA who is involved in a group who is pursuing banning oil drilling. Ordinance campaign to enact a 2500 feet set-back from where residents live, work, play, etc. He’s here to ask the community to join this initiative.

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:27 pm

3. CONSENT AGENDA: Passed 8-0

- 3.1. Approval of Regular Open Meeting Minutes, January 28, 2020.
- 3.2. Resolution 20-10 - 5025-011-058
- 3.3. Resolution 20-11 - 5025-007-015
- 3.4. Resolution 20-13: 2020 Residential Building Painting - Insulation
- 3.5. Resolution 20-14: 2020 Residential Building Painting - Carpentry Repairs
- 3.6. Resolution 20-15: 2020 Interior Building Re-Piping
- 3.7. Resolution 20-16: 2020 Interior Building Re-Piping - Painting
- 3.8. Resolution 20-17: Fidelity Bond Insurance Policy
- 3.9. Resolution 20-19: Legal Advice re: Floor Impact Noise
- 3.10. 5142 Bathroom Remodel
- 3.11. 5142 HVAC Installation
- 3.12. 5142 Flooring-Fireplace-Closets
- 3.13. 5142 Pavers

4. BUSINESS

- 4.1. Approval of Regular Open Meeting Minutes, January 28, 2020. Approved via consent agenda. Passed by consent agenda.
- 4.2. Lien(s) - Passed by consent agenda.
 - 4.2.1. Resolution 20-10 - 5025-011-058
 - 4.2.2. Resolution 20-11 - 5025- 007-015
- 4.3. Resolution 20-12: 2020 Residential Building Painting. Change order 2020-01, to original contract with Alex Painting, Inc. dated March 27, 2018, to paint the exterior of residential buildings 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85 at a total cost of \$186,464.00, to be charged to GL 32170 Painting Residential. CS1 wants office to check the last painted date for building 78. CK moves. DM seconded. Passed 8-0
- 4.4. Resolution 20-13: 2020 Residential Building Painting -Insulation. Change order 2020-01, to original contract with Everguard Home Insulation dated March 27, 2018, to perform insulation installation to Residential Buildings 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85 at a total cost of \$121,289.00, to be charged to GL 32095 Insulate Building Walls and Attic. Passed by consent agenda.
- 4.5. Resolution 20-14: 2020 Residential Building Painting -Carpentry Repairs. Change order 2020-04, to original contract with Becker Enterprises, Inc. dated February 26, 2019, to perform carpentry repairs to Residential buildings 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85 at a total cost of \$25,680.29, to be charged to GL 32028 Carpentry Repairs Residential Buildings. Passed by consent agenda.
- 4.6. Resolution 20-15: 2020 Interior Building Re-Piping. Copper Re-pipe of Interior Domestic Water Lines- Buildings: 79, 80, 81, 82, 85, 96, and 97. \$275,670.00 Budget Account#: 33020 Plumbing Interior Project - Special Assessment. Passed by consent agenda.
- 4.7. Resolution 20-16: 2020 Interior Building Re-Piping -Painting. Change Order 2020-02, to the contract with Alex Painting, Inc. dated March 27, 2018, to paint interiors elements of building(s) 79, 80, 81, 82, 85, 96 and 97 after the interior re-piping of same, at a total cost of \$36,678.00 to be charged to GL 33020 - Plumbing Interior Project. Passed by consent agenda.
- 4.8. Resolution 20-17: Fidelity Bond Insurance Policy increasing it from \$2,000,000 to \$3,000,000 in order to comply with recent state law requiring such. Cost of \$294/annually budget: 66090 Insurance Package. Passed by consent agenda.
- 4.9. Resolution 20-18: WASH Rep to March Board Meeting. Paula, the district sales manager from WASH was present at the meeting who provided details regarding an upgrade to the machines. Also, the internet booster in laundry room 2 which has alleviated the connectivity issues. SH mentioned that billing is 2 months behind. We will invite her to come back.
- 4.10. Discussion: Political Candidates Campaigning in Village Green. Some owners have called the office and the board president asking how to respond to City Council Candidates who are asking to be permitted to canvass door-to-door at Village Green. Our handbook prohibits soliciting, but a 2018 state law overrules our handbook and allows members to solicit, but not outsiders. In the past, no one has been permitted to engage in this activity. The board needs to set a policy regarding this issue. Passed 6-2. CS2/SH opposed.

- 4.11. Resolution 20-19: Legal Advice re: Floor Impact Noise/ Unit Transfer. Legal advice whether or not VGOA can adopt a rule that upon sale of an upper or lower unit, that the unit must be retrofitted acoustically. Passed by consent agenda.
 - 4.12. Discussion: Discuss Changing Tree Pruning Company. Harper Tree was recommended by Melinda Taylor to trim the Eucalyptus trees and they did a great job. Cy Calrsberg agrees as well. JK moves management to chat with Cy Carlsberg and Melinda Taylor to ask her in-depth opinion on the new tree pruning company. HS seconded. Passed 8-0
 - 4.13. Discussion: Agenda, Food and Theme for 2020 Annual Meeting. JK would like to promote on how the community can uphold diversity at the Village and efforts to attract diversity. Jerri Allyn will be asked to present.
 - 4.14. Quarterly Compliance: Civil Code §5500 -4th Quarter
5. DESIGN REVIEW RECOMMENDATIONS: All passed Consent Approval
 - 5.1. 5142 Kitchen Remodel/Misc Lighting
 - 5.1.1. The Board approves #5142 Beitcher MRP Kitchen and Lighting with the following contingency, which must be met in order to receive written approval from the VG Office. *Modify the design, as/if necessary, such that removal of the wall between the Kitchen and Dining does not compromise lateral stability of the (entire) building. Provide drawings and structural calculations and/or references to CBC tables that are stamped and signed by an architect or structural engineer.* HS moves to make this a rule moving forward. CK seconded. Passed 8-0
 - 5.2. 5142 Bathroom Remodel
 - 5.3. 5142 HVAC Installation
 - 5.4. 5142 Flooring-Fireplace-Closets
 - 5.5. 5142 Pavers
6. CORRESPONDENCE
 - 6.1. Correspondence re: Court 7 Laundry Equipment. SG will reach out to the owner
 - 6.2. Request for Building Re-Piping. Discussed.
 - 6.3. Correspondence re: Bougainvillea Removal
7. FINANCIAL REPORT – Discussed
 - 7.1. Financial Statements
 - 7.2. Treasurers Report -December/ January
 - 7.3. Variance Report
8. MANAGER'S REPORT -
 - 8.1. Residential Building Painting 2020: The Facilities Engineer and Maintenance Supervisor have selected ten buildings for refurbishment this year. The buildings are 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85. Management presented a proposal for residential building painting 2020 during the Business portion of the meeting. Business Item 4C.
 - 8.2. Residential Carpentry Repairs 2020: Management presented a proposal for residential building carpentry repairs 2020 during the Business portion of the meeting. Business Item 4D.

- 8.3. Residential Building Insulation 2020: Management presented a proposal for residential building insulation 2020 during the Business portion of the meeting. Business Item 4E.
- 8.4. Residential Building Copper Re-Piping: The Facilities Engineer and Maintenance Supervisor have selected seven buildings for copper re-piping this year. The buildings are 79, 80, 81, 82, 85, 97 and 98. Management presented a proposal for residential building copper re-piping 2020 during the Business portion of the meeting. Business Item 4F.
- 8.5. Residential Building Painting After Re-Piping: Seven buildings will need minimal exterior and partial interior painting after the repiping of each. The buildings to be affected are 79, 80, 81, 82, 85, 97 and 98. Management presented a proposal for residential building painting after re-piping 2020 during the Business portion of the meeting. Business Item 4G.
- 8.6. Garage Repairs and Repainting 2020: The Facilities Engineer and Maintenance Supervisor have identified garage courts for the 2020 Refurbishing Project. Proposals for Painting, Termite Treatment and Carpentry Repairs will be forthcoming.
- 8.7. Common Area Concrete Work: Facilities Engineer and Maintenance Supervisor identified four common areas where concrete work was needed to mitigate trip hazards. This work has now been completed. Additional areas of need have now been identified and bids will be collected and presented for the Board's consideration at an upcoming meeting.
- 8.8. Film Shoot February 13: VGOA hosted another successful film shoot; this for the production of a television commercial advertising OBOS, Norway's largest housing developer. The production team was scheduled to be onsite from 6:30am until 8:30pm but finished much earlier and was gone by 1:00 pm. The Association netted \$4900 for the day.

9. **COMMITTEE REPORTS** – None

- 9.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. December minutes enclosed
- 9.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary. November 2019 & January 2020 minutes enclosed

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

- 10.1. Arborist report. CK mentioned to only prune necessary ones and to wait until after nesting season to finish the rest.
- 10.2. Preventive Maintenance Calendar
- 10.3. Parking enforcement report
- 10.4. Work Order Summary Landscape Maintenance Report
- 10.5. Landscape Maintenance Report
- 10.6. WASH Revenue History Summary
- 10.7. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 9:16pm.

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