

The Village Green Owners Association
Regular Open Board of Directors Meeting Minutes
Zoom Online Meeting

Tuesday, June 23, 2020

DIRECTORS PRESENT: Claire Knowlton (CK), Chris Scornaienchi (CS), Joseph Khoury (JK), Steve Haggerty (SH), Daniel Milner (DM), Laura Civiello (LC), Ashley Fondrevay (AF), Avelene Schodorf (AS), Haleh Shoa (HS)

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG), Alfonso Casanova (AC)

1. HOMEOWNER COMMENTS:

- 1.1. Gina Vecchione 5208 – Dirt patches on the east green
- 1.2. Nina Schneider 5298 ½ - Owns 1BD/BA and wants a in-unit laundry. In May unit 5446 that was for sale which prompted a discussion on the VG Facebook page which had many electrical appliances. She feels this is unacceptable for her.
- 1.3. Lucy Fried – Appreciates board’s support of CA government’s guidelines of wearing mask and social distancing. She supports resolutions calling for diversity. Regarding driveway signs, she wants us to make sure invited guests and delivery personnel are exempt.
- 1.4. Brian Thomsen 5158 ½ - Bougainvillea tree to be NOT cut down in court 2. CS mentioned that management will need to assess the wall. SG mentioned that the wall hasn’t been assessed as of yet.
- 1.5. Scott Jones 5206 – wanted to see when we will be reviewing his case, which will be in executive session.
- 1.6. Michael Schodorf 5567 ½ - Continued work on court 9. Wants to acknowledge racism as a real problem. Urges the board to support our solidarity to stand with our community and our neighborhood.

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

3. CONSENT AGENDA: JK moves to pass the following resolutions with consent agenda. CK seconded. Passed 9-0

- 3.1. Approval of Regular Open Meeting Minutes, May 26, 2020
- 3.2. Methane Level Assessment LADWP - Electrical Service Upgrade \$36,790
- 3.3. Landscape Architect for Planting Guidelines
- 3.4. Landscape Replacement Project
- 3.5. Budget & Finance / Approval of Committee Officers
- 3.6. Approval the following committee officers and members from the Committee Reports
 - 3.6.1. Communication Committee--Lucy Fried as Chair, Daniel as Secretary page 94
 - 3.6.2. Court Council Officers, Representatives, and Alternates page 96
 - 3.6.3. DRC--Wendell Conn as Chair, Daniel Millner as Secretary page 100

3.6.4. Landscape/Trees Lisa Jeffrey and Johnny Blades Landscape Co-Chairs, Laura Civiello as Tree Chair, Mickey Fielding and Teresa Thompson as co-secretaries for the Landscape and Trees committees. **page 103 (MISSING COLE GARRISON)**

4. BUSINESS

- 4.1. Approval of Regular Open Meeting Minutes, May 26, 2020. Approved via consent agenda.
- 4.2. Resolution 20-37 Lien 5025-012-122. Passed to move forward. 9-0
- 4.3. Resolution 20-38 Methane level assessment report. Hire SWAY to perform methane testing in compliance with LADBS AND as required by LADWP. The data collective will be used for letter report detailing field activity. \$36,790 GL Code 32063 Electrical Upgrade. Approved via consent agenda.
- 4.4. Resolution 20-39 Landscape Architect for Planting Guidelines. Hire landscape architect to create a roadmap for future planting restoration/rehabilitation that allows irrigation design and installation to move forward. VGOA needs a plan that indicates locations of foundation shrubs, ground cover, turf, trees and hardscapes. Landscape committee, with the guidance of management, to obtain several bids and bring back to the board for approval. Approved via consent agenda.
- 4.5. Resolution 20-40 Landscape Replacement Project. Improve landscaping by replacing missing plants in a series of phases to replant missing landscaping, which is in addition to the 2019 bush remove-and-replace resolution. This covers all future removals as some areas have been missing landscaping for over 10 years. This phased project would start immediately and finish by 2023. Approved via consent agenda.
- 4.6. Resolution 20-41 Village Green Social Justice Statement. VGHOA to draft and release a statement of solidarity and commitment to social justice, racial equality and anti-racism, by creating an ad hoc committee to draft such statements. CK moves that AS head up the community movement on what steps we can take to move towards equality. AS seconded. Passed 9-0
- 4.7. Resolution 20-42 VGHOA support Communications Committee initiative to host a picnic for the VG community to discuss diversity, race and community, by hiring John Henderson to lead this discussion. The intent is to establish a safe, comfortable space for residents to talk about their experiences and through regarding diversity, race and community, with an open-air, socially distant gathering on the main green. DM moves. SC seconded. \$1000. **NEED CODE** Passed 9-0
- 4.8. Resolution 20-43 VGOA Line of Credit of \$250,000 @ 3.75%, with fees of approximately \$4500. Failed. 0-9
- 4.9. Resolution 20-44 VGOA to find out from our attorneys if we need further “private property/no trespassing” signage. And if so, what size options and language should we consider beyond the sidewalk signs that we have already approved. JK doesn’t feel we need extra signage. CK agreed. HS moved to take this off the table. Resolution failed to move forward 9-0
- 4.10. Resolution 20-45 Budget & Finance Committee officers and members, as stated above. Approved via consent agenda.

- 4.11. VG Board of directors to review 1st quarter bank statements and sign as acknowledgement. The signature page needs to be updated
5. DESIGN REVIEW RECOMMENDATIONS - None
6. CORRESPONDENCE
 - 6.1. Complaint regarding a bicyclist on the sidewalks
 - 6.2. Resident in ct 7 is asking for cone placements near laundry/garbage area and "SLOW" signs on each court to encourage other drivers to take precautions whilst driving inside the VG. We will not be doing that due to trip hazards.
 - 6.3. Resident in court 7 reports that another resident has placed cones near the laundry/garbage area, which has caused a trip hazard and would like management to remove them. Management keeps removing them and they keep reappearing.
 - 6.4. Resident in court 7 describing smell coming up from the unit below them. VG's management is already addressing this issue
7. FINANCIAL REPORT –
 - 7.1. Financial Statements
 - 7.2. Treasurers Report
 - 7.3. Variance Report
8. MANAGER'S REPORT –
 - 8.1. Methane report is required by Mr Vu of LADWP.
 - 8.2. Tree Trimming of high priority tree cleanups and removals as identified by arborist, starting on 6/29/2020
 - 8.3. Patio Gate Master locks – approximately 60% of residents require a new master lock. Courts 1-6 are almost complete. Courts 7 & 8 are being contacted.
 - 8.4. EMaint WO – 325 owners have now created accounts
 - 8.5. Operations during "safer at home" Office continues to work through contactless service, by working over phone, email and strict social distancing protocols
9. **COMMITTEE REPORTS** – None
 - 9.1. Budget & Finance Committee NEW: Michael Schiavoni, Chair; Claire Knowlton, Liaison. March minutes enclosed
 - 9.2. Communications: Colombene (Bene) Gorton, Chair; Lucy Fried, Editor; Daniel Millner, Liaison/Secretary. March 2020 minutes enclosed
 - 9.3. Court Council, Nat Hutton: Chair; Regina Bryant: Vice chair; Kate Martin: Secretary; Ashley Fondrevary: Liaison. May minutes enclosed
 - 9.4. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf.
 - 9.5. Design Review Committee: Wendell Conn: Chair, Daniel Millner: Secretary, Liaison: Haleh Shoa. January, February, April minutes enclosed
 - 9.6. Landscape: Lisa Jeffrey: chairs; Teresa Thompson, Secretary; Chris Scornaienchi, Landscape Liaison. April minutes enclosed

9.6.1. LC mentioned that they had 2 meetings and based on the plan that Melinda provided there was pathways that take you to the end units. There were concerned about community access regarding the design. Also in her contract, she has ownership rights to implementation and the design. LC moves to end the contract with Melinda Taylor. AF seconded. Passed 9-0

9.7. Tree Committee: Laura Civielo, Tree Liaison. Chair: Laura Civielo

9.8. Safety Committee: Cynthia Cyrus, Chair; John Howell, Secretary, Steve Haggerty, Liaison.

10. OPERATION REPORTS – reviewed and discussed

10.1. Preventive Maintenance Calendar

10.2. Parking enforcement report

10.3. Garage Rental Report

10.4. Work Order Summary – large discussion regarding plumbing issues and how we best mitigate. LC and AF will be working together on figuring out

10.5. Landscape Maintenance Report

10.6. WASH Revenue History Summary – Alfonso mentioned that the laundry rooms are sanitized twice a day

10.7. Escort and Patrol Reports

ADJOURNMENT TO EXECUTIVE SESSION at 9:00pm.

Haleh Shoa