

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

Tuesday, June 22, 2021

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

ABSENT: Laura Civiello (LC)

Guest: (3) Landscaping Firms will be introducing themselves:

- Darren Shirai from Abe/MIG – envisions us returning to the fundamentals of city garden living. And city living being closer to nature. Original plant plan was based on the natural ecology of the LA basin. Would start with an assessment of what is doing well; what are the existing specimens/walkways/infrastructure; work with VG/horticulturalist/arborist to present an array of options. Will work with irrigation consultant for general hydro-zoning.
- Peter Emerson from Rios – Build a complimentary legacy. Have worked closely with the horticulturalist. One of our owners is on their staff. Considering bench locations, social gathering, historical landmarks, culturally significant.
- Alan Compton from SALT – Connecting people to the land. Spoke about his approach of gathering information and researching such as sun/shade, soil, etc. Collaborate with horticulturist/arborist to better understand our existing plants/trees. Followed y plan creation.

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

1. HOMEOWNER COMMENTS:

- 1.1. 5319.5 Gila Brown – Lives in WC. She is voicing her concern against dog run and she feels having a dog run will dramatically decrease value of property.
- 1.2. 5417.5 Lucy Fried – Wondering where the benches are. AC said they're too light and need to be anchored. Also wondering if irrigation will be a part of the narrow beds outside of patio units, as well as how we'll manage water conservation.
- 1.3. 5313 Kathy Day – expressing her opposition of the dog park in the EC and WC areas.
- 1.4. 5202 Mario Johonson – Will rejoin for executive
- 1.5. 5211 Cynthia Singleton – Presentations of landscape architects was great, but we have already spent a lot of money for the corner unit and wants us to clean up all the pots, and personal items that people put in from of their units. CT 15 needs another trash bins. Many people put regular food in the recycling bin. And they're both very full. Wants the board to remind owners: no temporary rentals, no pit bulls, no smoking, no walking off leash.
- 1.6. 5208 Gina & Chiu – Neighbors with Mario Johonson and love what they've done. They hope it stays.

2. CALL TO ORDER FOR OPEN SESSION by JK at 8:00 pm

3. BUSINESS

- 3.1. Approval of 2021-05 Minutes – Approved with Consent Agenda

- 3.2. Resolution 21-32 Master Planting Guidelines Bid Selections. Three vendors came to the board to present their services. The landscape committee solicited and received bids. The guidelines are required for Atomic Irrigation to move forward with the design and replacement of the Green's failing irrigation system. 32270 - Landscape rehabilitation Rios was the chosen vendor. PASSED 9-0
- 3.3. Resolution 21-33 Three-year reserve study – All association are required to prepare a reserve study. Civil code 5300(b)(3). \$2300 Code GL 61220 – Outside Services. CK there are number of different options from this vendor. She would like us to employ them for a higher-level of service. They include expenses that we use special assessment funding, but not the funds in their calculations. They need to verify the work we've done and the purchases we've made. SG mentioned that first year is an onsite visit and the following 2 years will be offsite study. Agrees with CK but we can keep our plan if we work closely with them and Warren from Ross Morgan. PASSED 8-0-1 LC was absent
- 3.4. Resolution 21-34 DRC Consultant Raise of Hours. Increase Linda Pollari's allotted hours from ~200 hours to 400 hours. 43020 - Architectural Unit Modification Income
- 3.5. PASSED 8-0-1 LC was absent
- 3.6. Resolution 21-35 VG Modification Violation Fine guidelines – PULLED
- 3.7. Resolution 21-36 Allow approval of fixture or fan that is less than 1amp to be approved under Facilities Engineer Purview. The approval process for all electrical items is too long and arduous for the process to remain for items that are very low amperage. Approved with Consent Agenda
- 3.8. Discussion – RV Parking. AF will be going back to Court Council to discuss where RVs can park.
- 3.9. Discussion – Income Items of Concern. Are owners being invoices timely for services provided? Is our laundry vendor meeting contractual obligations?
 - 3.9.1. YTD – April 2021 Architectural Unit Modification Income is only \$165. SG- There are many disputes regarding Linda's charges which the office is working through with owners.
 - 3.9.2. Work order revenue is -\$637. AC has reported that owners are using their own vendors for plumbing issues and that work orders have been less every month.
 - 3.9.3. Laundry income revenue is often quite late to pay, 4-month lag. Bernie M has added an additional column to the WASH Revenue Report to track the receipt date of the lease revenue share payments from WASH and provide that information to the Board of Directors monthly. Barring the occasional, infrequent outlier, the typical time for receipt of payment is 4-6 weeks from the close of the revenue period.

4. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 4.1. 5354 Kitchen Remodel
- 4.2. 5354 Downstairs Bathroom Remodel
- 4.3. 5354 Upstairs Bathroom Remodel
- 4.4. 5354 Washer/Dryer Installation
- 4.5. 5478 Downstairs Bathroom Remodel
- 4.6. 5363 Tankless Water Heater, Washer/Dryer, Mini-Split Installation
- 4.7. 5188 Washer/Dryer Installation
- 4.8. 5429 Washer/Dryer Installation
- 4.9. 5586 Bathroom Fan Installation
- 4.10. 5129 Bathroom Floor Tile
- 4.11. 5208 Patio Pavers

5. CORRESPONDENCE

- 5.1. Build Shelter Now Coalition – DM will inform him that VG is not interested in moving forward
- 5.2. Water Intrusion Incidents – Office will draft a letter to the homeowner
- 5.3. Landscaping Contractor/Noise Reduction Equipment – Owner is concerned about contractual obligations with our landscaping company if we require them to use different equipment
- 5.4. VG Dog Run (7 Residents) who wrote about opposing the initiative

6. FINANCIAL REPORT – Discussed

- 6.1. Financial Statements
- 6.2. Treasurers Report
- 6.3. Variance Report

7. MANAGER'S REPORT

7.1. Electrical Upgrade Project

- 7.1.1. PRE-PLAN CHECK RESULTS. Staff from Hariton Engineering and Architectural Resource Group (ARG) and Village Green had a Zoom meeting with City of LA-Department of Building and Safety (LADBS) on May 24th. These are the main takeaways from the meeting:
 - 7.1.2. Staff from Hariton Engineering and Architectural Resource Group (ARG) and Village Green had a Zoom meeting with City of LA-Department of Building and Safety (LADBS) on May 24th. These are the main takeaways from the meeting:
 - 7.1.3. One building per submittal package for a total of 97 separate submittal packages is required by LADBS though we had hoped for one only one package for each of our eight building types.
 - 7.1.4. Mr. Maalouf, from LADBS, stated when a permit is obtained there usually is a 36-month period for construction to stall (that is a "regular" period of 18 months followed by an extension of six months granted a maximum of three times). This means as each design package passes Plan Check, Village Green has three years to begin construction on that portion of work. After three years, the permit is considered expired, and we would have to re-apply with LADBS again.
 - 7.1.5. Dedicated LADBS Plan Checkers will be assigned to the project to allow for continuity across all 97 submittal package reviews pertinent to our property and this project.
 - 7.1.6. New electrical codes take effect beginning Jan. 1, 2023 and we are hoping to complete Plan Check for all 97 buildings before January 2023 as adherence to new electrical code is often more expensive, restrictive, and complex to implement.
 - 7.1.7. Buildings under 400 amps (and equipment rated 600 amps or under) may not require Plan Check. An Express Permit may be obtained, which would represent a savings in money and time for our smaller buildings.
 - 7.1.8. For unit interiors, if the existing load centers (panels) need to be touched and wiring reworked, the unit will need to be brought up to code. Our plan is to rewire most, if not all, of our 97 buildings over time.
 - 7.1.9. PLAN CHECK - Hariton Engineering and ARG are working together to develop a "submittal package" process as LADBS and LA Office of Historic Resources (LAO HR) will both review submittal "packages". Hariton Engineering will create an electrical submittal and ARG will create an architectural submittal for each building as required by LADBS and LAO HR for plan check approval. The ARG architectural package will focus on proposed meter enclosures and locations for each building.
 - 7.1.10. UNIT ELECTRICAL INSPECTIONS - Hariton Engineering and ARG are working on summary report based on their inspections. These reports are expected by the end of June.
 - 7.1.11. HIGH-VOLTAGE NEWS - LADWP is requiring a survey, plat map, and legal descriptions for the site for new DWP equipment. We're working with Hariton Engineering for selection and hiring of a surveyor, with RFPs sent by Hariton Engineering to four surveying companies interested. The Association is also in the process of hiring a title company to provide any required easement documentation.
- 7.2. Court 6 Electrical Repair – The work is completed by the Village Green. We're waiting for DWP to install the electrical feed so we can remove the lines from the trees
 - 7.3. Management Office Reopening – As of 6/21, the office is now open. Masks and social distancing are required
 - 7.4. Modified Residential Building Painting/Insulation – Building 18 is completed and prep work
 - 7.5. Garage Restoration Project – will restart after re-piping and sewer projects

8. **COMMITTEE REPORTS** – Approved via consent agenda.
 - 7.1 Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. May & June minutes enclosed
 - 7.2 Communications: Lucy Fried-Chair; Daniel Millner-Liaison/Secretary. March, April, May meetings. Patrick Cominsky is a new member. Passed 8-0
 - 8.3 Court Council, Nat Hutton-Chair; Regina Bryant-Vice chair; Jordan Moore-Secretary; Ashley Fondrevary-Liaison. May minutes enclosed
 - 8.4 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. May meeting minutes
 - 8.5 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. May meeting notes
 - 8.6 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civiolo-Landscape Liaison.
 - 8.7 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiolo
 - 8.8 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison.

- 9 OPERATION REPORTS – reviewed and discussed
 - 7.3 Arborist Report – Ct 10, 11 and 12 tree actions
 - 7.4 Landscape Operations report
 - 7.5 Tree Action Items
 - 7.6 Preventive Maintenance Calendar
 - 7.7 Parking enforcement report
 - 7.8 Garage Rental Status Report
 - 7.9 WASH revenue
 - 7.10 Security Report
 - 7.11 Work Order Summary – Sent via different document

ADJOURNMENT TO EXECUTIVE SESSION at 9:16pm

Haleh Shoa