

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

**Tuesday, September 28, 2021**

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

VISITOR: Cy Carlberg stated that Green Crews' tree trimming company is subpar. She also wants to stay close to the pruning of the trees, instead of Green Crew. So, they hired 3 companies to do a test. She has now provided us with a very detailed RFP so that we can receive proper pricing. Her recommendation is Nature Scape.

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

1. HOMEOWNER COMMENTS:

- 1.1. Nat Hutton – Wants to acknowledge Alfonso's excellent work in absence of Arthur. Wants to have his meeting in the Clubhouse next week. HOA consultant should talk to the chair of each committee.
- 1.2. 5211 Singleton Ct 15. Has been invited to join 2<sup>nd</sup> Baldwin Hills health assessment panel concerning the oil fields. Wants to know when her building will be re-piped and repainted. Endorse Nat's comments for HOA consultant to interview committee chairs.
- 1.3. 5193 Nadia & Robb Hart – Wants to talk about the legal fees on her account.

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:42 pm. JK moves for item 5.2 to be discussed during Executive Session. HS seconded. Passed 9-0

3. BUSINESS

- 3.1. Approval of 2021-08 Minutes – Approved via Consent Agenda
- 3.2. Discussion: HOA Consultant. During the May 15-16, 2021, Special Board meeting we decided to reach out to consultants to assess our systems, processes, practices, staffing, and policies. 1 reached out to two consultants and received responses which are attached. I also had brief phone conversations with both consultants. Board agrees to form a sub-committee to write an RFP. CK, AF, LC, with HS as advisory.
- 3.3. Discussion: 2022 Budget Priorities. CK asks for feedback and input on budget for operating budget considerations. The board used the Excel documented provide to come up with assessment increases that will allow the HOA to move forward on important projects such as electrical upgrade, landscaping, and irrigation upgrades.

4. **DESIGN REVIEW RECOMMENDATIONS** - Approved via consent agenda

- 4.1. 5255.5 Kitchen Remodel
- 4.2. 5255.5 Bathroom Remodel
- 4.3. 5423 Kitchen Remodel
- 4.4. 5423 Washer / Dryer Installation
- 4.5. 5423 Bathroom Remodel
- 4.6. 5423 Lighting and Water Heater
- 4.7. 5414.5 Patio Remodel
- 4.8. 5515 Mini-Split System Installation

4.9. 5478 Bathroom Pocket Door

**5. CORRESPONDENCE**

- 5.1. Request - Student Tour of VG, Approved via Consent Agenda.
- 5.2. Structural Safety Concerns – Move to Executive Session
- 5.3. Landscaping Crew

**6. FINANCIAL REPORT – Discussed**

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

**7. MANAGER'S REPORT**

- 7.1. Court 9 Supply Line Replacement. Project has finished its preliminary walkthrough and scheduled to begin 9/27/2021 for 4 weeks.
- 7.2. Modified Residential Building Painting/Insulation – Ongoing
- 7.3. Gopher Treatment – bait pellets or fumigation of the gopher burrows are the two most effective methods for gopher abatement (with the fumigation method being the more expensive to have performed professionally).
- 7.4. “No Tree Climbing” Sign Stolen. The signs are being repeatedly stolen. MGMT will anchor a sign into the ground.
- 7.5. Garage Restoration Project is in the planning stages
- 7.6. High Voltage News: Cal Land Engineering (surveyor) and So Cal Locators (underground utility surveyor) completed the land survey for the SE corner of the Green (Sycamore and Coliseum). We don't have the maps and legal description yet, but aside from one irrigation line, it appears the site is suitable for the transformer pads. In addition, Hariton Engineering has asked LADWP to comment on the suitability of obtaining 34.5 KV power from the lines running along the alley west of C&S nursery on Hauser. This is significant because these power lines are much closer to the Green than the 34.5 KV underground power source on La Brea. Meter Cluster Enclosures - Per the last electrical update, LADWP requires all meters on a given building to be clustered into a single enclosure. There are at least two possible locations for these meter enclosures. One option is to mount them on the exterior of our buildings. The second is to locate the enclosures near, but not on our buildings, for example, in the communal drying yards. There appear to be suitable on-building meter locations for building Types 1-6. Because the exterior wall space is more limited on Type 7 and 8 buildings, an off-building location may be more suitable. However, because of the additional trenching and wiring required, off-building enclosures are likely to be more expensive than on-building enclosures. LADWP requires that each meter has an accompanying disconnect switch. If the meter enclosure is mounted on a building, the disconnect switch for each unit can be housed in the enclosure. For meters mounted off-building, a disconnect switch for each unit will have to be mounted on the buildings. This will require additional trenching and wiring and extra expense. Hariton Engineering is exploring a potential workaround for this. They have approached LA Building and Safety to see if it's possible to install only one or two on-building disconnect switches per off-building meter location. This would be significantly less expensive than installing a disconnect switch for each unit.

**8. COMMITTEE REPORTS – Approved via consent agenda.**

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. July & August minutes enclosed
- 8.3 Communications: Lucy Fried-Chair; Daniel Millner-Liaison/Secretary. June meetings

8.4 Court Council, Nat Hutton-Chair; Regina Bryant-Vice chair; Jordan Moore-Secretary; Ashley Fondrevary-Liaison. June minutes enclosed

8.5 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf.

8.6 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. August meeting notes

8.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civiolo-Landscape Liaison. August minutes enclosed.

8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiolo . July minutes enclosed.

8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. July & September enclosed

9 OPERATION REPORTS – reviewed and discussed

9.3 Preventive Maintenance Calendar

9.4 Parking enforcement report

9.5 Garage Rental Status Report

9.6 Work Order Summary – Sent via different document

9.7 Landscape Maintenance report

9.8 WASH revenue

9.9 Security Report

9.10 Record Requests from Resident

**ADJOURNMENT TO EXECUTIVE SESSION at 9:18 pm**