

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

**Tuesday, October 26, 2021**

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

Daniel Milner (DM) left the meeting at 8pm

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

1. HOMEOWNER COMMENTS:
  - 1.1. Harriette Bone (ct 12) – Submitted a packet to the board
  - 1.2. 5238 - Margaret Honda & Morgan Fisher – grateful for the work the office does and praises the board for addressing hate speech
  - 1.3. Lucy Fried – wants to know if any decision has been made about gophers. Situation has gotten worse. Noticing the usage of the benches and wants to thank the board for them. We need more of them.
  - 1.4. Chris Scornaienchi – want to reiterate the importance of redoing the electrical
  - 1.5. Clayton Przekop
2. CALL TO ORDER FOR OPEN SESSION by JK at 7:56 pm. JK moves. HS seconded. Passed 9-0
3. BUSINESS
  - 3.1. Approval of 2021-09 Minutes – Approved via Consent Agenda
  - 3.2. Resolution 21-49 Holidays Meeting Schedule. November and December to be pushed up to accommodate the Holiday Schedule: 11/16/2021 & 12/14/2021. Approved Via Consent Agenda
  - 3.3. Resolution 21-50 – Approve 2022 Operation Budget, 7% Assessment Increase and 2022 Reserve Spending Plan. Passed 7-1
  - 3.4. Resolution 21-51 Annual Roof cleaning to approve change order 2021-1 to the contract with Tri-County Power Washing dated 1/26/2011 to clean out and remove all debris and any obstructions from roofs on all building on the property at a cost of \$11,500. GL Code 63190 Roofing Cleaning/Maintenance. Approved via Consent Agenda
  - 3.5. Discussion – Electrical Upgrade Summary Report composed of (4) separate yet interdependent projects. Each project will have its own budget, timeline, management, and contractors.
    - 3.5.1. A: Unit & Building Rewiring. This is the first essential step before we can bring any new power to the buildings as the unit’s wiring are not up to code. This phase will be done in zones and are determined by the configuration of our current electrical service. In addition, the power to the new panels will come from new wiring which needs to be installed in the crawl spaces immediately below the roof.
    - 3.5.2. B: Meter Enclosures. LADWP requires clustering all new meters and disconnect switches for a given building in a single meter enclosure. Each cluster of meters will be housed in a cabinet to be designed by ARG and approved by ALDWP, LABDS & LAOHR.
    - 3.5.3. C: Conduit Construction. LADWP will supply power from their existing vaults located in all courts to new DWP vaults that will be installed at their cost, near existing vault in each court driveway. However, VGOA is responsible for connecting the meter enclosures to the vaults.

3.5.4. D: 34.5KV Power. DWP has notified us that additional power can only be supplied from nearby sources of 34.5KV power. One source is in the middle of La Brea Avenue, about 400 feet south of the intersection with Obama. The other is on Obama Blvd, about 200 feet west of Hauser. For the Green to make use of the additional power, the 34.5 KV will need to be "stepped down" from 34.5 KV to the 4.8 KV power used by our existing power grid. This requires the installation of two large transformers and a switch to be located on a 37-foot by 23-foot easement on Green property.

- 3.6. Information – Landscape Consultant Contract. Approved via Consent Agenda
- 3.7. Discussion – Addressing Hate Speech of the VG Campus – REMOVED FROM AGENDA
- 3.8. Information – 2021 Annual Election Calendar
- 3.9. Quarterly Compliance Civil Code §5500 - 3rd Quarter

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

- 4.1. 5214 (4) Application: Kitchen Remodel, (2) Bathrooms, Water Heater & Lighting Installation, Washer/Dryer
- 4.2. 5318.5 Bathroom Remodel
- 4.3. 5140 Bathroom Remodel

**5. CORRESPONDENCE**

- 5.1. Clubhouse Usage Request. Approved via Consent Agenda
- 5.2. Assessment Increase. CK will address.
- 5.3. Plumbing Matter – CK wants to know if owners can have access to garage bathroom. SG mentioned that they can get access with security.
- 5.4. Preventative Maintenance Concern – The work that the office has done will be billed back to the upstairs unit
- 5.5. Work Order Charge & Assessment Late Fee
- 5.6. Tree Climbing Conversation – Waiver vs Rule (he says majority?!)
- 5.7. Highlights Publication

**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 Completed.
- 7.2. Residential Copper Re-piping: Final buildings to undergo the final phase are 79, 80, 81, 82, 85, 97 and 98. Due to delays, management anticipates completion of one building a month.
- 7.3. Modified Residential Building Painting/Insulation – Ongoing
- 7.4. Garage Restoration Project will begin for garages in courts 15 & 5
- 7.5. Garage inspections will begin early 2022
- 7.6. Annual Roof cleaning discussed in section 3.4
- 7.7. Gopher Treatment – LET'S NOT FORGET THIS!

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

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison.
- 8.3 Communications: Lucy Fried-Chair; Daniel Millner-Liaison; Kay Brown-Secretary.
- 8.4 Court Council, Nat Hutton-Chair; Regina Bryant-Vice chair; Jordan Moore-Secretary; Ashley Fondrevary-Liaison. September minutes enclosed

- 8.5 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. AS asked if the board and office would be OK to have a holiday party in the Clubhouse. JK asked to follow city and county health guidelines.
- 8.6 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. September meeting notes
- 8.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civiolo-Landscape Liaison. September minutes enclosed.
- 8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiolo . September minutes enclosed.
- 8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison.

**9. OPERATIONAL REPORT – Reviewed and Discussed**

- 9.1. Arborist's Report. Court 16, 17 and east green walkthrough, as well as work order responses
- 9.2. Preventative Maintenance Calendar
- 9.3. Parking Enforcement
- 9.4. Garage Rental Report
- 9.5. Work Order Summary (Provided Digitally)
- 9.6. Landscape Maintenance Report
- 9.7. WASH Revenue History Summary
- 9.8. Escort and Patrol Reports

**10. INFORMATION ITEMS**

- 10.1. Anthem Correspondence

**Adjournment to Executive Session. 8:53 pm**