

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

**Tuesday, November 16, 2021**

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

Absent: Claire Knowlton (CK), Ashley Fondrevay arrived at 7:30pm

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

1. HOMEOWNER COMMENTS:

- 1.1. Dawn feels that the Christmas event needs to be cancelled due to COVID concerns. Brick walls also need to be addressed.
- 1.2. Teresa Thompson was wondering what's happening on La Brea. LC mentioned it is about the water

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:10 pm. JK moves. HS seconded. Passed 7-0

3. BUSINESS

- 3.1. Approval of 2021-10 Minutes – Approved via Consent Agenda
  - 3.2. Resolution 21-52 Appointment of Inspectors of Election: Robert Creighton, Heide Oglesby, and Michael Boucher, with John Howell to serve as an Alternate. Approved via Consent Agenda
  - 3.3. Resolution 21-52 Well Pump Replacement \$53,481.20 from 32250 - Well Repairs. On November 1<sup>st</sup>, the well pump failed midday during service. General Pump Company and the Association's electrician performed service on the pump and found multiple electrical irregularities. Over the course of multiple visits, although the pump is operational, they concluded that these issues necessitated planning for the replacement of the well pump soon. Board has agreed to operate the pump as is for now.
  - 3.4. Resolution 21-54 Land Survey for Court 10 LADWP Easement. hire Cal Land Engineering Inc. to perform a land survey and So Cal Locators to perform an underground location on VG property in court 10, between buildings 49 and 53, behind the garages next to Hauser Bl. in compliance with standards set by LADWP. The cost will be \$3,000 including the \$200 fee for Hariton Engineering to be charged to GL 32063 Electric Infrastructure Upgrade. Approved via Consent Agenda
- 1.1. Discussion: Addressing Hate Speech on VG Campus. DM moves that we ask our lawyers what form of pre-emptive action we can take and how we resolve the vagaries of He-said/she-said? Passed 8-0
  - 1.2. Discussion: Tree Climbing Next Steps
  - 1.3. Quarterly Compliance: Civil Code §5500 - 3rd Quarter. Directors needs to review and sign this document.

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

- 2.1. 5318.5 Kitchen Remodel (approved with contingencies)
- 2.2. 5342 Bathroom Remodel

2.3. 5358 Mini-Split / Washer-Dryer Installations

**3. CORRESPONDENCE**

**3.1.** Debit Card

**3.2.** Tree Climbing (against)

**4. FINANCIAL REPORT – Discussed**

4.1. Financial Statements

4.2. Treasurers Report

4.3. Variance Report

**5. MANAGER'S REPORT**

5.1. Electrical Upgrade Project. See item 3.4

5.2. Irrigation Well Pump. See item 3.4

5.3. Annual Roof Cleaning started in court 15 on 11/8.

5.4. Garage Restoration Project will began for garages in courts 15 on 11/9, and then court 5 will follow in December

5.5. Garage inspections will begin earlier than expected with court 15 in December

5.6. Modified Residential Building Painting/Insulation – Buildings 18, 27, 39, 43 and 45 have been completed and preparation work on Building 49 began with power washing on October 18th and insulation commenced shortly thereafter on October 20th. The painting for this building will be complete by November 19<sup>th</sup>. We are on schedule to continue the project as planned with one exception: Management and the contractor will need to delay the start date for Building 85 from January 20th to February 10th to accommodate the re-piping contractor's availability for the re-piping of this building. The residents in Building 85 will be advised of this change and the new start date will not affect the scheduling for the remaining buildings as Building 85 is the final building in this round of painting. Building 54 is scheduled to start with power washing on November 22<sup>nd</sup>. As a reminder, the buildings approved by the Board in 2020 were Buildings 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85.

5.7. 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. Gopher Treatment – Management has reached out to country clubs in the Greater Los Angeles Area as well as the City of Los Angeles Parks and Recreation Department which manages the municipal golf courses around the city, seeking information and guidance on the effective treatment methods for gophers at Village Green. Only the Los Angeles Country Club responded to our multiple requests for information. The Los Angeles Country Club exclusively utilizes lethal methods of treatment and mitigation of gopher intrusions at their country club. The Los Angeles Country Club utilizes lethal box traps, which are essentially enclosed rodent snap traps, and gas bombs containing a lethal rodenticide agent in the gopher burrows as their primary extermination methods. The lead agronomist at the Los Angeles Country Club also mentioned that coyotes are a natural predator of the gophers and, as coyotes are a protected species in the Los Angeles Basin, often they can simply allow the coyotes to prey upon the gophers to help reduce their numbers. Management additionally reached out to the following country clubs and golf organizations multiple times and their facilities/grounds teams would not provide us with any information: Wilshire Country Club, Riviera Country Club, Balboa Golf Course, Monterey Golf Club, Woodley Lakes Golf Course, Roosevelt Golf Course, Armand Hammer Golf Course, UCLA Golf Program, Westchester Golf Club, Hillcrest Country Club, Calabasas Country Club, Sherwood Lake Club, Los Robles Greens, Sunset Hills Country Club, Moorpark Country Club, Tierra Rejada Golf Club, and the North Ranch Country Club.

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

- 6.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison.
- 6.3 Communications: Lucy Fried-Chair; Daniel Millner-Liaison; Kay Brown-Secretary.
- 6.4 Court Council, Nat Hutton-Chair; Regina Bryant-Vice chair; Jordan Moore-Secretary; Ashley Fondrevary-Liaison.
- 6.5 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf.
- 6.6 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa.
- 6.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civielo-Landscape Liaison. October minutes enclosed.
- 6.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civielo . October minutes enclosed.
- 6.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. September, October & November Minutes Enclosed

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

- 7.1. Arborist's Report addressing work orders, high priority items, medium priority items and low-priority items
- 7.2. Preventative Maintenance Calendar
- 7.3. Parking Enforcement
- 7.4. Garage Rental Report
- 7.5. Work Order Summary (Provided Digitally)
- 7.6. Landscape Maintenance Report
- 7.7. WASH Revenue History Summary
- 7.8. Escort and Patrol Reports

**Adjournment to Executive Session. 8:30 pm**