

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

Tuesday, December 14, 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), Claire Knowlton (CK), Ashley Fondrevay (AF)

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

GUEST: Scott Litman presenting the insurance package for 2022

1. HOMEOWNER COMMENTS:

- 1.1. Lucy Fried – Board election: wants to know if we still must have 50% + 1 to have a quorum. Food scraps need to be in a green bin for composting. Wants to know if we're ready for that or if we're exempted. California Air Resources Board bans new gas-powered machines starting in 2024. Wants VG board and management to get started before then. Would like to follow up on the resolution about Hate Speech. And appreciates the board.

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:27pm. JK moves. HS seconded. Passed 9-0

3. BUSINESS

- 3.1. Approval of 2021-11 Minutes – Approved via Consent Agenda
- 3.2. Resolution 21-55 Insurance Packet. Package policy increased by 20% this year due to a lawsuit settlement in January 2020. The D&O policy increased by 13% solely due to a rate increase by the carrier due to increase in risk in Los Angeles. This policy is missing the umbrella policy. \$181,002. Code 66090 Insurance Package. ~\$25,000 increase from last year. JK recommends we approve this as-is, without the extras. CK seconds. Passed 9-0
- 3.3. Resolution 21-562021 Audit Contract performed by Creighton Tevlin, CPA to provide for 2021 year-end. \$8,000. Code 61010 Audit/Tax Expense. – Approved via Consent Agenda
- 3.4. Resolution 21-57: Approve South LA Recap Tour & Video to be complete y March 2022. – Approved via Consent Agenda
- 3.5. Quarterly Compliance: Civil Code §5500 - 3rd Quarter – Notes that majority of directors have signed the bank statements

1. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 1.1. 5140 Kitchen Remodel
- 1.2. 5561 Kitchen Remodel
- 1.3. 5380.5 Washer-Dryer Installations

2. CORRESPONDENCE

- 2.1. Maintenance Call – SG to follow up about the hoarding issue mentioned.

3. FINANCIAL REPORT – Discussed

- 3.1. Financial Statements
- 3.2. Treasurers Report

3.3. Variance Report

4. **MANAGER'S REPORT**

- 4.1. Electrical Upgrade Project. Underground survey in court 10 has been completed, although we don't have the report yet. Hariton has advised that we may need to run electricity to individual units, but an electrical contractor will need to survey the exterior and interior of our pilot buildings to develop an alternative solution before we can proceed with LADBS plancheck.
- 4.2. Irrigation Well Pump. WHAT'S HAPPENING WITH THAT
- 4.3. Annual Roof Cleaning WHY DON'T WE DO THIS IN THE SPRING???
- 4.4. Garage Restoration Project will began for garages in courts 15 on 11/9, and then court 5 will follow in December
- 4.5. Garage inspections will begin earlier than expected with court 15 has been completed and court 5 will begin 12/22.
- 4.6. Modified Residential Building Painting/Insulation – Buildings 18, 27, 39, 43, 45 and 54 have been completed and preparation work on Building 54A began with power washing on 12/6 and insulation commenced 12/8. The painting for this building will be complete by 12/22. 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 stai1 with power washing on November 22nd. As a reminder, the buildings approved by the Board in 2020 were Buildings 18, 27, 39, 43, 45, 49, 54, 54A, 78 and 85.
- 4.7. The Maintenance Shop and Administrative Buildings have had the plumbing phase of the re-piping completed. As of this report, the patching of the walls is also completed, but painting is still pending. The completion of re-piping in Buildings 79, 80, 81, 82, 85, 97 and 98 will conclude the interior copper re-piping of all buildings on the property.
- 4.8. Vandalism of Tree Climbing Signs. The “no-climbing tree” sign has gotten vandalized repeatedly with a professionally printed children's artwork and strong adhesive.
- 4.9. Damaged Holiday Decorations. Residents are asking for reimbursement requests on their holiday decorations that are being damaged from ground crew.
- 4.10. Gopher Treatment for the Green. Management has reached out to the City as well as country clubs to determine what they use. The LA Country Club exclusively uses lethal box traps which are enclosed rodent snap traps and gas bombs containing a lethal rodenticide agent in the gopher burrows are their primary extermination. They don't use an ingest bait and are considered non-toxic. And the traps cannot be moved or disturbed.

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

- 5.1. 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. November 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.
- 8.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civiolo-Landscape Liaison.
- 8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiolo.
- 8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison.

6. OPERATIONAL REPORT – Reviewed and Discussed

- 6.1. Arborist's Report addressing work orders, high priority items, medium priority items and low-priority items
- 6.2. Preventative Maintenance Calendar
- 6.3. Parking Enforcement
- 6.4. Garage Rental Report
- 6.5. Work Order Summary (Provided Digitally)
- 6.6. Landscape Maintenance Report
- 6.7. WASH Revenue History Summary
- 6.8. Escort and Patrol Reports

Adjournment to Executive Session. 8:30 pm