

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

Tuesday, January 25, 2022

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)

1. HOMEOWNER COMMENTS:

1.1. Cynthia Singleton Ct 15 – want to compliment Alfonso for handling the re-piping. He’s very efficient and professionally. She also think Cal Coast is doing a great job.

2. CALL TO ORDER FOR OPEN SESSION by JK at 7:10pm. JK moves. HS seconded. Passed 9-0

3. BUSINESS

3.1. Minutes from December 2021 Open Meeting. Approved via consent agenda.

3.2. Resolution 22-01 Lien 5025-007-054. Approved via consent agenda.

3.3. Resolution 22-02 BOD Letter to CA Insurance Commissioner Requesting Action in Reducing Rates. Send letter to Ricardo Lara requesting action in reducing insurance increases for HOA’s. Approved via consent agenda.

3.4. Resolution 22-03. Proposed Handbook Change: Adoption of Anti-Harassment Policy for the VG Handbook as written by Wolf Rifkin. Resolution PULLED.

3.4.1. CK is disappointed that specifics from out Handbook isn’t referenced. The basic definition should be consistent. Prohibition of photographing or videotaping is an easy item to enforce. Knocking on someone’s door is deemed as harassment in the document. This can benefit from an intro language that states something like “we are expected to treat all ... with respect and dignity” rather than prohibitions.

3.4.2. AF, JK and SH had in put regarding specific language as well as mentioning that the intention wasn’t to make a “ruling” about this

3.4.3. LC harassment and discrimination have different criteria and proposes to work with a harassment company/attorney to help us write a much clearer language that can have deep emotional traumas and legal issues. We need to get this exactly right. She recommends for SG to take this on and find a new company to help us with this language.

4. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

4.1. 5574 Bathroom Remodel

5. CORRESPONDENCE

5.1. Clubhouse Usage Request for wedding. Approved via consent agenda

5.2. Clubhouse Usage Request for use of Clubhouse bathroom while kids play outside. MGMT to let her know that she can rent the entire clubhouse so that she can use the bathroom

5.3. Assessment Increase – state law purohits us from charging owners’ different rates

5.4. Flood Insurance Reimbursement

5.5. Court 11 Laundry Room; Trees missing; Security driving over grass

6. FINANCIAL REPORT – Discussed

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

7. MANAGER'S REPORT

7.1. Considering the electrical work orders received by the Office, it has become clear to Steve, Laura, Sheni, Alfonso and Hariton Engineering that we need to make the replacement of Village Green owned equipment our number one priority. This includes making sure electrical panels and electrical wiring are code compliant, installing wiring that connects the panels to the new meters and installing new meter enclosures on and near the buildings. To energize this new wiring, we will also need to run new conduits from the LADWP vaults in the driveways to each building.

We are in discussions with Hariton and ARG about how to run power from the new meter enclosures to units within a building. Unfortunately, we do not have as-built schematics of the wiring in the buildings, so we are recommending the VGOA hire an electrical contractor with hands-on experience both in upgrading older buildings and working with LADBS, to advise us on the most cost-efficient and least disruptive method for rewiring our buildings. Hariton and ARG will help source and evaluate possible vendors. We will bring a recommendation to the Board, as soon as possible.

Once the rewiring work over the next few years is largely completed, we will resume discussions with LADWP to bring 34.5kv power to the property. In the meantime, LADWP has been upgrading their equipment on the property making the need for 34.5kv power less urgent than originally thought.

- 7.2. Garage Restoration Project – Ct 5 had more rot and didn't anticipate finishing the entire back of the garage.
- 7.3. Garage inspections – Ct 5/15 completed. The rest of the property will be done this year.
- 7.4. Modified Residential Building Painting/Insulation – In progress
- 7.5. Residential Building Copper Re-piping. Buildings 79, 80, 81, 82, 85, 97 and 98 will conclude the interior copper re-piping of all buildings on the property.
- 7.6. Gopher Treatment for the Green. Management is working with a vendor to deploy test traps between buildings 36 and 66. Inspections begin this week.
- 7.7. 2022 Condominium Blue Books are available for pick up for all directors. Digital version can be purchased on Amazon and costs will be reimbursed. Directors to let MGMT know what type of book they prefer.

8. COMMITTEE REPORTS – Approved via consent agenda.

8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. 09+10+11+12 of 2021

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.

8.5 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. January 2022

8.6 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. 10+11+12 of 2021

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 Civielo.

8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. January 2022

9. OPERATIONAL REPORT – Reviewed and Discussed

9.1. Arborist's Report – Court 1 through 3 + campus wide tree action items included.

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:** WRSSR - Summary of New Legislation and Cases

Adjournment to Executive Session. 8:30 pm