

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

**Tuesday, February 22, 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), Ashley Fondrevay (AF)

**Absent:** Daniel Milner (DM), Claire Knowlton (CK)

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

1. HOMEOWNER COMMENTS:

1.1. Notes Lost

2. CALL TO ORDER FOR OPEN SESSION by LC at 7:32pm. JK moves. HS seconded. Passed 7-0

3. BUSINESS

3.1. Minutes from January 2022 Open Meeting. Changes to be reviewed in April meeting.

3.2. Resolution 22-04 Lien 5025-011-083. Approved via consent agenda.

3.3. Resolution 22-05 Lien 5025-008-009. Approved via consent agenda.

3.4. Resolution 22-06 Shade Tree Project – Phase 4 of an ongoing project to help lower the temperatures inside VG units. \$5900 Code 64170 - 2022 Tree Planting Budget. Passed via consent agenda

3.5. Resolution 22-07 Cease Flood Insurance Reimbursements to owners whose mortgage companies are requiring them to be covered due to FEMA re-zoning of some of the buildings on the VG campus. PULLED from this month's review.

3.6. Resolution 22-08 Communication Committee members. Terry Park and Kelly Samojlik. Passed via Consent Agenda

3.7. Discussion: Safety at Village Green. Trash area lock up and mention in Highlights to remind residents that security can escort them home. Safety Issue – reset timers. Safety committee has put out tips for security every month. Safety committee will also determine where the darker areas are on campus that will need lighting. SG wants to suggest that office can come up with the fliers and run them by the safety committee chair and the board president. HS mentioned that we need to communicate with everyone, not just in the laundry area. Alfonso mentioned that we use dusk-to-dawn lightbulbs on the campus.

3.8. Information: Contract with HOA Organizers for Consulting Services Contract

3.9. Information: HOA Organizers Staffing Service Contract

3.10. Quarterly Compliance: Civil Code 5500 - 4th Quarter

4. **DESIGN REVIEW RECOMMENDATIONS** - Approved via consent agenda, except 4.4

4.1. 5212: Kitchen | Upstairs Bathroom | Downstairs Bathroom

4.2. 5147.5: Kitchen | Bathroom | W/D Install

4.3. 5189.5: Master Bathroom | Guest Bathroom | W/D Install

- 4.4. 5250: Kitchen | W/D Install | Hot Water Heater Replacement. Passed 6-0-1 LC abstained because it's her unit.
- 4.5. 5140.5 Mini-Split Install
- 4.6. 5421.5 Security System Install
- 4.7. 5236.6 Patio Pavers Replacement

## 5. CORRESPONDENCE

- 5.1. Clubhouse Usage Request for 40<sup>th</sup> Birthday Party on Saturday, 3/5. Approved via consent agenda
- 5.2. Clubhouse usage request for 7<sup>th</sup> Birthday party on 3/19. Approved via consent agenda.
- 5.3. Clubhouse usage request for Celebration of Life on 3/21, between 11 am – 2 pm. Approved via consent agenda.
- 5.4. Clubhouse usage date change from 5/28 to 5/29. Request to amend the language and contract.
- 5.5. Abstentions in Committee Votes. (page 202)
- 5.6. Ross Morgan Billing concerns.
- 5.7. Concerns about common area usage
- 5.8. Resident observations

## 6. FINANCIAL REPORT – Discussed

- 6.1. Financial Statements
- 6.2. Treasurers Report. SH moves to transfer \$180,000 from Operating to Reserves. AF seconded. Passed 7-0.
- 6.3. Variance Report

## 7. MANAGER'S REPORT

- 7.1. Hariton has completed the RFP to hire an electrical contractor to assist with final upgrade solutions for the buildings and garages in courts 16 & 17. The 3 sub-projects are to: 1) connect the vaults in the common area driveways to the new meter enclosures; 2) Connect new meter enclosures to new panels inside the units; 3) Upgrade the wiring and panels in all units. Thought the RFP is not yet complete, Hariton expects to send it potential bidders in early March with responses due back in time for a board review in April.
- 7.2. Garage Restoration Project – MGMT is working on the next set of garages to complete.
- 7.3. Garage inspections – same as 7.2
- 7.4. Modified Residential Building Painting/Insulation – In progress
- 7.5. Residential Building Copper Re-piping. Buildings 79 will conclude the interior copper re-piping of all buildings on the property.
- 7.6. Gopher Treatment for the Green. Management will provide a report at next month's board meeting.
- 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.
- 7.8. Food waste compliance – Management will be presenting options and costs of food composting for every court.
- 7.9. Maintenance Team Communications -

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

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. 01-2022
- 8.3 Communications: Lucy Fried-Chair; Daniel Millner-Liaison; Kay Brown-Secretary. 01-2022

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.

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 Civiello-Landscape Liaison. 01-2022

8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiello. 01-2022

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 4 through 6 + campus wide tree action items included.

9.2. Landscape Report

9.3. Preventative Maintenance Calendar

9.4. Parking Enforcement

9.5. Garage Rental Report

9.6. Work Order Summary (Provided Digitally)

9.7. Landscape Maintenance Report

9.8. WASH Revenue History Summary

9.9. Escort and Patrol Reports

10. **Information:** WRSSR - Summary of New Legislation and Cases

**Adjournment to Executive Session. ???? pm**