

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

Tuesday, March 22, 2022

DIRECTORS PRESENT: Chris Scornaienchi (CS), Steve Haggerty (SH), Avelene Schodorf (AS), Laura Civiello (LC), Joseph Khoury (JK), Daniel Millner (DM), Claire Knowlton (CK)

Absent: Ashley Fondrevay (AF), Haleh Shoa (HS)

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

1. Senior Lead Officer Roybal provided a community update and Q and A session. VG is basic car 41 Southwest Division. Brought up a variety of measures he felt may combat crime. Keep yourself and your personal items safe. Prevention is important. Take pro-active steps to ensure your safety. Lighting is good to deter crime. Cameras can act to deter crime. Bicycles are an option but staffing is low currently.
2. Kathy Guyton, Board Member and Secretary for the Empowerment Congress West Area Neighborhood Development spoke. Denise Stansell and Dr. Latrice Gardner spoke and encouraged involvement in ECWA. Ecwandc.org for meeting information. Email addresses are lgardner1214@gmail.com and denise@ecwandc.org
3. HOMEOWNER COMMENTS:
 - 3.1. Cynthia Singleton Unit 5211, Court 15. Regarding flood insurance (for resolution) and other issues.
 - 3.2. Tad Daley Unit 5388, Court 6. Regarding flood insurance. Against resolution.
 - 3.3. Jordan Deglise Moore Unit 5392, Court 6. Regarding flood insurance. Against resolution.
 - 3.4. Bill and Dee Dee Chappelle Unit 5396, Court 6. Regarding flood insurance. Against resolution.
 - 3.5. Michael Schiavoni Unit 5327, Court 14. Regarding flood insurance. For resolution
 - 3.6. Feliza Kohan Unit 5432, Court 7. Will investigate flood insurance.
4. CALL TO ORDER FOR OPEN SESSION by LC at 7:44pm.
5. BUSINESS
 - 5.1. Consent agenda read. Minutes removed from consent but remainder approved.
 - 5.2. Minutes from February 2022 Open Meeting. CK offered that there is uncertainty regarding a transfer of funds from Feb. 2022. Board members present remember the transfer being MENTIONED but do not recall whether there was an actual vote. CK offers that Michael Schiavoni said the vote DID occur. The minutes reflect the vote actually happening. SG has in her minutes that SH moved to transfer the funds as believed to be voted by CK.
 - 5.2.1. The minutes from February need to be CORRECTED to show the vote having been taken. DM will interface with HS to amend February 2022.
 - 5.2.2. Minutes from Feb. 2022 should read:
 - 5.2.3. For Treasurers' report in Feb. 2022, SH moves to transfer \$180,000 from Operating to Reserves. AF seconded. Passed 7-0.
 - 5.3. Resolution 22-04 Lien 5025-009-121. Approved via consent agenda.

- 5.4. 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. CK presented the rationale for the resolution. The requirement is of the lenders to the individual owners. VG does not know if the policies will benefit the HOA. JK offered input against. CS has questions. LC asked if VG has looked at individual policies. SH suggested asking Ross Morgan and our attorneys how other HOAs have handled this. Additional input from various directors.
 - 5.4.1. Motion to pause reimbursement of flood insurance to individual unit owner while we (1) learn how other HOAs have addressed this issue and (2) review the individual policies with our insurance broker to understand how the VGOA could benefit from the policies. Passed 5-1-1
- 5.5. DRC Resolutions broken into three individual votes.
 - 5.5.1. Resolution 22-12 VG Handbook Rules Revisions to sections 19.2c for damage violations penalties and the associated fine schedule. JK offers that the fines seem excessive. SH offered that the fines are just guidelines. Passed 6-1
 - 5.5.2. Section 4.2D for change 2 in approved duration of rental agreements. Passed 6-1
 - 5.5.3. Add section 14.8 regarding wood burning vessels. CS suggested amending to remove wood burning BBQs. Lots of discussion on this. This section will be removed.
 - 5.5.4. Resolution. Send the first two out at approved. Passed 6-1
- 5.6. Resolution 22-10 Water bags for new trees. Based on TLC's observation that hand watering isn't enough for newly planted tree, and they recommend purchasing 20 bags of 20-gallon water bags to help water young trees more consistently. Code 642000 \$9996. Passed in consent agenda.
- 5.7. Discussion: public security contract increase. Due to raise in minimum wage, our security contract will increase from \$192,518 to \$222,714.50 for the period from July 1, 2022 through Dec. 31, 2022. Mr. Jenkins President from Public Security and Willie Simmons was on the call. Question about how the additional cost was spread across different line items; wages, fuel, etc.
- 5.8. Discussion: Security cameras and Exterior Lighting. The safety committee would like the board to review the executive summary reports that they produced in 2013 for possible action needed to make our property safer. SH presented. Safety Committee addressed these issues previously and included the report for edification. Break it into two subjects. Lighting and security cameras. Various director opinions. What is the most effective? Can we do just the garage courts? Cameras are an unknown. Lights we have a better understanding. Perhaps start with garage courts? Focus on Coliseum garage courts? VG could task Safety Committee with the scope of work to develop an RFP to send to various lighting consultants. Look at the current work and make determinations from that. Looking at the studies to date to determine a path forward. Input that the Board needs to establish a priority.
 - 5.8.1. Course of action. The Board wants to charge the safety committee with this responsibility, so the Board is looking for volunteers to take this on. Court Council and Highlights will take some effort to do outreach and onboarding.
- 5.9. Discussion: Addressing possible subsidence in Building 8. One of 2 buildings that had corrective action for its subsidence in 2014, Building 8 is experiencing visible cracks in the mid-point of the building: cracks, splits, gaps in patio and wall, cracks and separation of stairwell molding trim from exterior wall, long wall cracks, chipping plaster, etc. Discussion: The work offered no guarantees and subsidence is to be expected. Spackle and paint is the solution at hand.
- 5.10. Resolution 22-11 New communications committee member: Debra Ziegler. Passed in Consent agenda
- 5.11. Quarterly Compliance: Civil Code 5500 - 4th Quarter. Still needs four signatures.

6. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 6.1. 5418: Kitchen Remodel
- 6.2. 5189.5: Mini Split

7. CORRESPONDENCE

- 7.1. CA Insurance Commissioner Response to BOD Letter. No action to take
- 7.2. Flood Insurance. Covered during homeowner comments
- 7.3. Security Issues at Village Green. Office has communicated with this owner.
- 7.4. Towing of Vehicles. Office has researched vehicles that may be out of compliance and it is heading to enforcement.
- 7.5. Document Shredding Event. Board can initiate this if desired.
- 7.6. Owners with Pets / Security. Reminder to please keep pets on leashes.

8. FINANCIAL REPORT – Discussed

- 8.1. Financial Statements CK presented. Financials limited to January 2022. CK presented the Dashboard and various updates and info.
- 8.2. Treasurers Report
- 8.3. Variance Report

9. MANAGER'S REPORT

- 9.1. On 3/9, Hariton and 5 electrical vendors conducted a job walk of the property so they can properly respond to our RFP. They have requested to enter 3 units to be able to provide proper quotes. SH presented on Hariton. Three vendors who submitted RFPs are still in play and visiting the site 3/23/22.
- 9.2. Garage restoration and painting. Resolutions in process on this. Vendors need to walk the site.
- 9.3. Garage Inspections. Still in process.
- 9.4. Residential painting and insulation. In process. New numbers not in yet, still evaluating.
- 9.5. Copper re-piping. On building 80. This project is almost done.
- 9.6. Irrigation Well pump failure. Pump is reaching end of life. Management gives the Board notice of possible future failure.
- 9.7. Gopher treatment – Management would like board to allow them to manage this process by purchasing (10) traps at the cost of \$310 and learn the methodology from Fenn. Board said go ahead.
- 9.8. Food waste compliance – We are going to start with the lowest volume of 40gallons in ct's 1-16, with a large 2cu yards, in ct 17. The cost of this option is \$261/mo, plus the initial cost of the bins at \$575. Board gave approval for this.
- 9.9. Maintenance Team communication – Purchase 5 devices for \$1700 or pay a monthly charge of \$230. CK advocated for VG devices for all employees. CS asked about utility of these devices and what other platforms of communication they may tap into (work orders, email, etc). SG will come back with more info next month.
- 9.10. Clubhouse HVAC system – The system that feeds into the fireside room and main clubhouse area is starting to fail. MGMT will be getting quote to change it out. **Can we talk about the clubhouse remodel and where this can go? Can we install the unit elsewhere? OR can we get a mini-split system, which eliminates more equipment inside the building?** SG offered that the AC is failing. They will run until they fail. But looking at systems now. Informing the board that they are pricing out units.
- 9.11. Security door price increase – From \$1200 - \$1375 effective 4/1/2022

10. COMMITTEE REPORTS – Approved via consent agenda.

- 10.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. 02-2022
- 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. 03-2022
- 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. 01 & 02-2022. **Need a vote from board regarding membership from 02-2022 meeting.**
- 8.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civielo-Landscape Liaison. 02 & 03-2022
- 8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civielo.
- 8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison.

11. OPERATIONAL REPORT – Reviewed and Discussed

- 11.1. Arborist's Report – No arborist report.
- 11.2. Preventative Maintenance Calendar
- 11.3. Parking Enforcement
- 11.4. Garage Rental Report
- 11.5. Work Order Summary (Provided Digitally)
- 11.6. Landscape Maintenance Report
- 11.7. WASH Revenue History Summary
- 11.8. Escort and Patrol Reports

Adjournment to Executive Session. 9:47 pm