

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

Tuesday, April 26, 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)

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

1. HOMEOWNER COMMENTS:
 - 1.1. 5323 Susan Di Giulio – She’s for renting our property for min. 30 days.
 - 1.2. 5235-1/2 Alfreda Masters – She’s unhappy that HS withheld her application to go to DRC
 - 1.3. 5574.5 Dawn – She wants to know when we’ll go back to in-house board meetings and wants. Also wants propaganda signs removed.
 - 1.4. 5150.5 Aurora – Wants to know when the garage sales will be. Wants trees to have danger signs on them
 - 1.5. Yolanda has an issue that the meeting notice was inaccurate.
2. CALL TO ORDER FOR OPEN SESSION by LC at 7:10pm. JK moves. HS seconded. Passed 9-0
3. BUSINESS
 - 3.1. Minutes from February 2022 Open Meeting.
 - 3.2. Minutes from March 2022 Open Meeting.
 - 3.3. Resolution 22-12: 2021 Audit Report. Approved by consent agenda. First couple of pages are the auditor’s letter that discusses roles and responsibilities. It includes balance sheets. Statements are structured according to our reserve and operating, as well as total in comparison to previous years. Includes changes in fund balance and structured as above. The small edit was work order and unit modification which was incorrectly reported in the report packet. Special assessment is complete. Spent more than we added in our reserve fund. CK moves to approve with correction on page 4. LC seconded. Passed 9-0
 - 3.4. Resolution 22-13: CC&R Amendment / WRSSR Addendum: Rental Restrictions/Age Limitation. Approved by consent agenda.
 - 3.5. Resolution 22-14: Handbook Revisions: DRC Fines/Rental Restrictions. Approved by consent agenda.
 - 3.6. Resolution 22-15: 2022 Residential Building Painting – exterior of residential buildings 3, 15, 33, 34, 58, 62, 67, 68, 70, and 90 at a total cost of \$197,942.00, to be charged to GL 32170 Painting Residential \$197,942. Approved by consent agenda.
 - 3.7. Resolution 22-16: 2022 Residential Building Painting - carpentry repairs to Residential buildings 3, 15, 33, 34, 58, 62, 67, 68, 70, and 90 at a total cost of \$37,395.43, to be charged to GL 32028 Carpentry Repairs Residential Buildings \$37,395.43. Approved by consent agenda.
 - 3.8. Resolution 22-17: 2022 Residential Building Painting – perform insulation installation to Residential Buildings 3, 15, 33, 34, 58, 62, 67, 68, 70, and 90 at a total cost of \$128,757.00, to be charged to GL 32095 Insulate Building Walls and Attic. Approved by consent agenda. Approved by consent agenda.

- 3.9. Resolution 22-18: Garage Restoration - Termite Treatment - Courts, 6, 8, 14. \$11,910 GL 32220 Termite Control. Approved by consent agenda.
- 3.10. Resolution 22-19: Garage Restoration - Carpentry Repairs - Courts, 6, 8, 14. \$19,656.45 GL 32150 Major Garage Components. Approved by consent agenda.
- 3.11. Resolution 22-20: Garage Restoration - Roof Repairs - Courts, 6, 8, 14 (NO INFO – REVIEW IN MAY MEETING)
- 3.12. Resolution 22-21: Garage Restoration - Painting - Courts, 6, 8, 14. \$66,240 GL 32175 Painting. Approved by consent agenda.
- 3.13. Resolution 22-22: Clubhouse HVAC Replacement. \$16,000 GL Code 32090 HVAC Unit. Approved by consent agenda.
- 3.14. Resolution 22-23: Approval for The South LA Recap Release Event. The VG Board has approved the VG segment for The South LA Recap, and all Board members have been provided a copy of the script. It promises to be one of the most well-researched histories of VG available and will serve as an educational tool for members. In addition to factual history, Mr. Craig interviewed VG residents and volunteers Cynthia Singleton and Joseph Khoury to provide personal insight into the living experience of VG. An in-person event to signify the release of the video will be a much deserved and appreciated benchmark and community engagement milestone. \$500 GL Code 62600. Approved by consent agenda.
- 3.15. Resolution 22-24: Cultural Affairs Committee - Clubhouse Patio Light Support System. \$2200 **NEED GL CODE** Passed 9-0 pending Alfonso to check the site to ensure it's viable for this project.
- 3.16. Resolution 22-25: DRC - Building Awning (7) Colors. Discussion: would this create too many colors for one building. SH moved. HS seconded. Passed 9-0
- 3.17. Resolution 22-26: Safety Committee - Committee Roster. Adding Joan Anglin, Kathy O'Brien and Melanie Duvernay. Approved by consent agenda.
- 3.18. Resolution 22-27: Safety Committee - No Trespass Signage to be checked to see where it needs to be repainted. CK and JK stated that they're not for the signs. LC moved. AF seconded. Passed 8-1. JK opposed.
- 3.19. Quarterly Compliance: Civil Code §5500 - 1st Quarter. Majority of directors have approved.

4. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 4.1. 5252 Kitchen Remodel

5. CORRESPONDENCE

- 5.1. Common Area Usage Request for a wedding and wedding party. HS moves to approve this request. JK moves to approve Clubhouse usage without board approval. JK moves that office to remove signs at the driveway entrance for mask requirements. ALL passed 9-0
- 5.2. Clubhouse Usage Request for AA meeting being held in the Clubhouse. CK moves to approve with caveat that 5/28 is booked.
- 5.3. Little Library Request – AS will follow up with this renter to let her know that there is a library in the Clubhouse
- 5.4. Furnace Issue
- 5.5. Recusal Information
- 5.6. Tree Removals – CK mentioned that we strictly follow the arborist advice
- 5.7. Reimbursement Request
- 5.8. Political Sign

6. FINANCIAL REPORT – Discussed

- 6.1. Financial Statements
- 6.2. Treasurers Report

6.3. Variance Report

7. **MANAGER'S REPORT**

- 7.1. Electrical Upgrade – Ct 16/17 pilots move ahead. DWP has confirmed that our current vaults would not suffice our needs for the units as well as EV charging. And that we need 34.5v upgrade.
- 7.2. Residential building painting. (10) building in total. There are a few buildings that have weathered fading with the blue-green buildings. MGMT is doing a walk through with a Dunn Edwards rep, who have blamed the age of the building. However, SG believes it to be the formulation of the paint since that doesn't happen to other colors. DE suggested a better quality of paint for the south facing side.
- 7.3. Garage restoration and painting that will include termite treatment, carpentry repair and roof replacement for courts 6, 8, 14
- 7.4. Garage Inspections will be underway after the 6/18 Garage Sale
- 7.5. Well pump has failed since yesterday. In 2021-11 meeting we approved to replace it. There is a 3-week lead time to order parts and another 3-week to build a new pump.
- 7.6. Food waste program has been rolled out. There have been 5 education sessions. Over 100 residents were present, and a recording of the Zoom session will be posted to the website. CK asked how much the fines would be if we were to get fined. Republic was pleased with the turnout as well.
- 7.7. Maintenance Team Comm – there will be a proposal at next month's meeting. CK asked to obtain devices that are compatible with e-maint and email.
- 7.8. Public Security price increase – we included a price increase history for board review.
- 7.9. New HVAC system will be installed in the Clubhouse.
- 7.10. Security Screen Doors – MGMT talked to Wynston about the viability of painting screen doors. They provided the power coated white door sample as well as the raw aluminum door, both of which can be painted. CK moves to approve when adding a second door, the homeowner is responsible for that door to be painted to match the paint color of the building. HS seconded. Passed 9-0
- 7.11. Sewer Line Insurance – a nefarious letter going around from SLWA Insurance. SG urges residents to notify residents to ignore any communication from this insurance company.
- 7.12. Gopher control – MGMT team has ordered the gopher hawks to set up in west green.

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

- 8.1. 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.
- 8.5 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. 04-22 Minutes
- 8.6 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. 03-22 Minutes. **Need a vote from board regarding membership from 02-2022 meeting.**
- 8.7 Landscape/Tree Committee: Lisa Jeffrey-chair; Teresa Thompson-Secretary; Laura Civiolo-Landscape Liaison. 03-2022 minutes
- 8.8 Tree Committee: Chris Scornaienchi -Tree Liaison. Chair- Laura Civiolo. 03-2022 minutes
- 8.9 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. 03-22 minutes

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

- 9.1. Arborist's Report –
- 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

Adjournment to Executive Session. 9:30 pm