

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

**Tuesday, May 24, 2022**

**DIRECTORS PRESENT:** Chris Scornaienchi (CS), Ashley Fondrevay (AF), Haleh Shoa (HS), Laura Civiello (LC), Joseph Khoury (JK), Daniel Milner (DM), Ashley Fondrevay (AF)

**ABSENT:** Avelene Schodorf (AS), Steve Haggerty (SH)

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

**1. HOMEOWNER COMMENTS:**

- 1.1. Cynthia Singleton. Concerned about the water situation and the drought. She vacationed in Vegas and noticed that Lake Mead is very low. Wants to see the board get ahead of this. She also has a neighbor who has a watering unit. We need to educate owners about water usage. The new benches around the ground look bad and have grease stains on them. Court 6 has an owner with a lot of pots and have to water
- 1.2. Nikol Manes. Guests with hanging red tags park for a long time. She wants rules to be modified so that cars can be parked around the perimeter. And wants people with orange stickers to be parked by the garages. Noticed cones set up around crack pavements and is wondering what is going to happen.
- 1.3. Lucy Fried wants to request that the board give us a status report on the irrigation overhaul. She attended the event with RIOS but there was no discussion on irrigation renewal.
- 1.4. Joe Khoury wants the board to review the insurance claims for flood insurance with our attorneys. Our insurance company
- 1.5. Bill Chappelle 5396. Feels the way the insurance discussion was adversarial and has discussed that he may not be able to afford it. His insurance won't allow VGHOA to be beneficiaries. He even called Karen Bass to see if there could be any movement on that front. The suspension of the funds should be extended to all of the owners.

**2. CALL TO ORDER FOR OPEN SESSION at 7:17pm. LC moves. HS seconded. Passed 8-0**

**3. Adoption of the Agenda.**

**4. BUSINESS**

- 4.1. Minutes from April 2022 Open Meeting. Approved via Consent Agenda.
- 4.2. Resolution: Haleh Shoa Replacement of Secretary and DRC Liaison. Approved via Consent Agenda
- 4.3. Resolution: CC&R Amendments: Rental Restrictions/Age Limitation. Approved via Consent Agenda
- 4.4. Resolution: Garage Restoration - Roof Repairs - Courts, 6, 8, 14. Approved via Consent Agenda
- 4.5. Resolution: Cease Flood Insurance Reimbursements. CK mentioned that the information we have is incomplete. SG mentioned that we didn't have the full insurance policies from the owners and Litman's office had to dig into the insurance website for more information. CK wants to know what's the mechanism that VG will benefit from these policies. She would like to see assurances. She leans toward stopping payment to owners but is also fine with doing more discovery. AF is wondering how we can enforce owners to pay for funds. DM leans towards not supporting this resolution. CK is worried about being equitable to all owners as well as worried that other owners may come forth with other types of insurance reimbursements. Resolution PULLED.
- 4.6. Resolution: New Computer for Mgmt Office. Approved via Consent Agenda

- 4.7. Resolution: Hot Water Recirculating Pumps. CS estimates that we could be wasting around 2mm gallons of water a year just waiting for it to get hot. HS mentioned that it may not work for HOAs because of the pressure differences. CS moves. CK seconds for the office to find out more info about this.
- 4.8. Resolution: Handbook Rule Revision - 14 Day Parking Violation/Towing Policy, with many notices placed by security. JK wants to know if we've ever towed a VG owner's car before. In 2006, we decided that VG owner's vehicles would not be towed but subject to violations. JK is hesitant to tow the owner's vehicles. CK mentions that there are some cars that have many tickets and do go to enforcement. CK suggests that we make the towing window a longer period of time, such as 90 days just to cover someone being gone on vacation. CS moves to change the resolution to (3) consecutive 14-day notices and upon the 3rd one, the owner will get towed. OR, if the owner gets (6) 14-day violations per calendar year, the towing process will commence. SG suggested to wait to send this out until the end of the year or for another rule change. Passed 6-1. CK opposed.
- 4.9. Discussion Item: Personal Items on the Green. Too many items being left on the property which impedes landscape crew being able to do their job. JK wants to look at the purpose of the rule, not just enforcing it. CK suggests a 2-prong approach: outreach and education campaign (Highlights, newsletter, website, trash area notices.) She wants to communicate to ask for voluntary compliance for owners to remove broken items, large items, etc. She feels that the rule could benefit from an amendment that allows owners to be able to enjoy the property on their own furniture that could be DRC-approved. CK moves for the Board to issue a notice to the community about item removals. CS seconds. Passed 7-0
- 4.10. Resolution: DRC Committee - Garage for Original Fixtures. Approved via Consent Agenda
- 4.11. Resolution: Court Council - Display California Flag in addition to U.S. Flag outside VG Clubhouse. Approved via Consent Agenda

## **5. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda**

- 5.1. 5205.5 Kitchen Remodel
- 5.2. 5205.5 Bathroom Remodel
- 5.3. 5205.5 Electrical Work
- 5.4. 5508 Bathroom Remodel

## **6. CORRESPONDENCE**

- 6.1. Common Area Usage Request. Bouncy house in front of a unit. Passed 7-0 MGMT to ensure their neighbors are notified.
- 6.2. Common Area Usage Request. Wedding on 10/8/2022. Passed 7-0
- 6.3. Maintenance Request. Scheduled for 5/26 to fix plumbing issues
- 6.4. Furnace Issue - Follow Up with manufacturer to understand the noise
- 6.5. Pest Control/Common Area Inquiry
- 6.6. Parking Rules
- 6.7. Gardening Complaint

## **7. FINANCIAL REPORT – Discussed**

- 7.1. Financial Statements
- 7.2. Treasurer's Report
- 7.3. Variance Report

## **8. MANAGER'S REPORT**

- 8.1. Electrical upgrade project. MGMT will be presenting bids for courts 16 & 17 in the June meeting
- 8.2. Residential Building Painting/Insulation. Ongoing
- 8.3. Garage Restoration and Painting (Termite Treatment, Carpentry Repairs & Paint). Ongoing for courts 6, 8 & 14
- 8.4. Garage Inspections in line with garage restoration except courts 5 & 15 will start mid summer.
- 8.5. Copper Repiping. All done!

- 8.6. Irrigation Well Pump Failures. Price of pump has increased \$400 and other potential increased costs for a column pipe which is an extra \$8000 and the electrical line that will be an extra \$4000
- 8.7. Employee 401K Program. California law requires either a retirement plan or retirement savings program. ADP will handle the management of the plan and administrative duties. The only potential cost is a \$1250 cancellation fee in case we cancel.
- 8.8. Food Waste Compliance. Adoption has been great. Trash bags aren't available until a month or so from now. Maintenance has been emptying the bins due to the increased volume of maggots from the change in weather.
- 8.9. Maintenance Team Communications. MGMT looking into purchasing smartphones with AT&T, Verizon and T-Mobile
- 8.10. "Do Not Climb Trees" Signs have been vandalized and removed from their posts. The signs were returned to nearby bushes. A new sign will be ready in early June.

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

- 9.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. March Minutes
- 8.3 Court Council, Nat Hutton-Chair; Regina Bryant-Vice chair; Jordan Moore-Secretary; Ashley Fondrevary-Liaison. April Minutes
- 8.4 Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. May Minutes

HS mentioned that all VG assigned group emails be added to the website. DM wants to make sure that all liaisons provide the correct officers names before he makes the changes

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

- 10.1. Arborist's Report – Courts 10, 11 and 12 + Campus wide tree action items
- 10.2. Preventative Maintenance Calendar
- 10.3. Parking Enforcement
- 10.4. Garage Rental Report
- 10.5. Work Order Summary (Provided Digitally)
- 10.6. Landscape Maintenance Report
- 10.7. WASH Revenue History Summary
- 10.8. Escort and Patrol Reports

**11. Information Items:** Records Request.

**Adjournment to Executive Session. 9:08 pm**