

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

Tuesday, Dec 13, 2022

DIRECTORS PRESENT: Chris Scornaienchi (CS), Steve Haggerty (SH), Ashley Fondrevay (AF), Avelene Schodorf (AS), Haleh Shoa (HS), Laura Civiello (LC), Joseph Houry (JK), Daniel Milner (DM), Ashley Fondrevay (AF)

ABSENT: Claire Knowlton (CK)

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

VISITOR: Scott Litman & Allana Walsh

1. HOMEOWNER COMMENTS:

1.1.

2. CALL TO ORDER FOR OPEN SESSION at 7:02pm. LC moves. AF seconded. Passed 8-0

3. BUSINESS

3.1. Approval of Regular Open Meeting Minutes, November 15, 2022. Revise to add "Minutes " to the title. LC moves to update the November minutes to include pertinent information. HS seconded.. Passed 7-0-1 DM abstained as he was absent last month.

3.2. Lien Resolutions. Passed via Consent Agenda.

3.2.1. Lien 5025-012-121

3.2.2. Lien 5025-007-054

3.2.3. Lien 5025-007-065

3.3. Resolution 22-56 2023 Insurance Package. Property & Liability Package \$196,345 (was \$147,708). Directors & Officers Liability \$32,010. Crime/Fidelity Bond \$1284. Umbrella liability \$10,585 (was \$9536). All others stayed the same. The package increased 33% due to a surcharge for aluminum wiring and standard building coverage increases. Scott Litman presented different solutions for Directors & Officers Liability policies. Code & Demolition coverage has gone up \$14k. This covers costs to demo a building after a disaster. Proposed amount for funding \$240,225 Code 66090 - Insurance package. Passed 8-0

3.4. Resolution 22-57 Electrical Upgrade Pilot Building 91. Hire Triple C to undertake all work necessary to upgrade the electrical infrastructure in Building 91 at a cost not to exceed \$186,060. The upgrade will include upgrading the wiring, the in-unit panels, locating a new meter enclosure at the end of the building and connecting the meter enclosure to an LADWP vault located in the driveway, whilst keeping the power supply the same. CODE GL32063 Electrical Infrastructure Upgrade. Passed 8-0

3.5. Resolution 22-58 Appointment of Inspectors of Elections. Motion to appoint Robert Creighton, Heide Oglesby, and Michael Boucher as the Inspector(s) of Elections to service the 2023 Village Green Owners Association annual election of directors effective December 13, 2022. Passed via Consent Agenda.

3.6. Resolution 22-52 2022 Audit Contract. Approve audit contract dated 11/01/2022 with Creighton Tevlin, CPA to provide the 2022 year-end audit, and federal and state tax return preparation for the VGHOA at an estimated cost of \$8200. Code 61010 Audit/Tax Expense. Passed via Consent Agenda.

- 3.7. Resolution 22-59 Court 1 Walkway repair. Remove the old and broken concrete and redirect approximately 30 feet of the Easternmost portion of the walkway in Court 1 parallel to Sycamore ave to another location. Currently we have a bid from Troxler for \$11,275 and would like the office to seek other bids. LC mentioned that we should meet with RIOS about moving the sidewalk. AF suggested blocking it off for safety reasons. DM wants to make sure the design of the VG is upheld. SG agrees with AF. TABLED.
- 3.8. DISCUSSION: Noise Guidelines for Common Area Events. Brainstorm possible clarifications for the current noise guidelines in the handbook. DM wants to make sure neighbors are aware of any parties ahead of time. And wants to make sure all neighbors are invited to parties. SG wants to come up with criteria for parties: number of people, DJ, boomboxes, etc.

4. DESIGN REVIEW RECOMMENDATIONS -

- 4.1. 5594 Bathroom Remodel. Passed via Consent Agenda.
- 4.2. 5391 Bathroom Floor Tile Replacement. Passed via Consent Agenda.
- 4.3. 5129 Heat Pump Installation. Passed via Consent Agenda.

5. CORRESPONDENCE

- 5.1. Concerns Regarding Dues Increase
- 5.2. Residential Building Painting

6. FINANCIAL REPORT – Discussed

- 6.1. Financial Statements
- 6.2. Treasurer's Report
- 6.3. Variance Report

7. MANAGER'S REPORT

- 7.1. Electrical Upgrade Project - discussed
- 7.2. 2022 Annual Roof Cleaning - happening now through 12/16
- 7.3. Residential Building Painting/Insulation - 6 are completed. 3 more will be completed within this and next month
- 7.4. Garage Restoration and Painting
- 7.5. Garage Inspections - completed
- 7.6. Serpentine Wall Repairs - received proposal to rework the walls and to get a quote on replacing serpentine walls with wooden patio walls. HS interjected that the serpentine walls are part of the fabric of VG's campus. LC wants SG to get other quotes.
- 7.7. Laundry Machine Maintenance. Replacing Ct 14 & 13 washing machines as they become available.
- 7.8. Clubhouse Heat Pump
- 7.9. Sycamore Rejuvenation Project Update - planting list has been provided to TLC

8. COMMITTEE REPORTS – Approved via consent agenda.

- 8.3 Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. October 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. 9:40 pm

A handwritten signature in cursive script, appearing to read "Andrew Socha". The signature is written in black ink on a white background.