

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

**01/24/2023**

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

**OFFICE MANAGEMENT PRESENT:** Sherri Giles (SG),

**Absent:** Avelene Schodorf (AS)

1. HOMEOWNER COMMENTS:

- 1.1. Mickey Fielding - sent letter to the board in September meeting about flooding in her bathroom. MGMT said they would repipe the drain pipe in her bathroom.
- 1.2. 5319 Nikol. Wants us to fix the walkways around the green as it's a safety hazard.
- 1.3. 5235.5 Alfreda Masters - 7/9/2021 she requested the area around her unit be a quiet zone and she believes that VGOA will install double paned windows.
- 1.4. 5417.5 Lucy Fried. Wants to understand info about master planting guidelines and any trees. Wonders if we can do something more efficient about the gophers. Appreciated the office and staff, as well as hired security guys for their kindness on Kay Brown's memorial. Ct 13 washing machine is dysfunctional.

2. CALL TO ORDER FOR OPEN SESSION at 7:10 pm. LC moves. AF seconded. Passed 8-0

3. BUSINESS

- 3.1. Minutes from November 13 2022 Open Meeting - Approved via consent agenda
- 3.2. Minutes from December 15 2022 Open Meeting - Approved via consent agenda
- 3.3. Lien 5025-011-023. - Approved via consent agenda
- 3.4. Discussion - Proposed Master Planting Guidelines (Additional Materials). Turf > ground cover. More furniture. Setup town hall meeting in February to present the turf remove and replace and expanded seating locations and styles. LC presented the RIOS plan. Board discussed the purpose of the townhall meeting. HS mentioned that we already have 3 different bench styles and having another style may look hodgepodge.. DM concerns about the new options would be stolen. CK mentioned that RIOS recommends furniture to be moved around and the same proposed furniture in Grand Park DTLA.
- 3.5. Resolution 23-02 Hire cost estimator for turf removal and replacement. GL code 32270. Not to exceed \$5000. LC moves. SH seconds. Passed 8-0
- 3.6. Resolution 23-03 Termination of contract with Communications Consultants Group (CCG). VGOA hired them in 2011 to negotiate a revenue sharing agreement with our internet service provider on our behalf. As a result ISP pays VGOA \$48k/yr. In return, we pay CCG 25% of this revenue to CCG. Terminating it doesn't create any new requirements for VGOA. It simply provides VGOA with options. If we negotiate with the ISP on our own, we could save \$100k/yr. CK moves. JK seconds. Passed 8-0
- 3.7. Resolution 23-04 New Pest Control Vendor. Monthly \$800. GL code 66160 Not to exceed \$9600. - Approved via consent agenda
- 3.8. Resolution 23-05 Sycamore Ave Rehabilitation Update. Privacy fencing has been completed for \$7300, with an original budget of \$8500. The planting will be an additional \$11,360. Savings would be from outside services - 61220. Not to exceed \$10,160. CS moves. AF seconded. Passed 8-0
- 3.9. Resolution 23-06 Additional Gopher Traps. Current traps aren't enough or large enough. Management recommends larger traps that are \$309.50/pack of 10. They recommend installing 40 traps in order to properly

manage the gopher issue all at once. However, they only have enough time to manage 2 traps at a time. 66160 - Pest Control. Not to exceed \$1300.

- 3.10. Discussion - Noise Issues on the Green (outdoors). AF presented several options regarding how to move forward with how to manage this: update handbook with hours; follow LA County standards; Davisg Stirling recommendations. AF and LC will take a look at changing language and proposing it back to board.
- 3.11. Discussion - Highlights is in a state of transition. DM commends comm-comm for their time and dedication. Editor puts in 35-40hrs/mo, which are compounded in the last 2 weeks of the month. Options: produce the newsletter every other month/quarterly, have the office print one sheet newsletter, post monthly Board news and Manager's report to the website, send to the residents via Mailchimp.

**4. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda**

- 4.1. 5218 Kitchen Remodel
- 4.2. 5218 Bathroom Remodel
- 4.3. 5281.5 Kitchen Remodel

**5. CORRESPONDENCE**

- 5.1. Product Damage Replacement - VGOA not responsible for items in units. HS mentioned that the HOA isn't responsible for contents inside of the units.
- 5.2. Concerns Regarding Noise Between Units
- 5.3. General Homeowner Insurance Policies
- 5.4. Concerns Replacement Washing Machines - SG gave an update on the Office's communications with WASH and stated that they have not been very helpful in resolving problems quickly. Contract with WASH expires in July 2023. Will investigate other vendors.
- 5.5. Various Concerns

**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. We're in the planning phase for building 91 and will hold homeowner/resident meetings prior to the commencement of the project in early March
- 7.2. 2022 annual roof cleaning. Power washing completed before heavy rains began. CS asked SG to get pricing for a second roof cleaning per year.
- 7.3. Residential building painting/insulation continue
- 7.4. Garage Resolution and painting continue
- 7.5. Garage inspections have been completed. Office to distribute correction notices.
- 7.6. Serpentine wall repairs - updated resolution will be presented in February
- 7.7. Laundry machine maintenance. We have 11 laundry machines in need of replacement.
- 7.8. Sycamore Rejuvenation project update. See resolution above.
- 7.9. AT&T landline service interruption due to the service provider needing to upgrade their equipment, which should be complete by February 2023.

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

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. October 2022 & November 2022 Minutes
- 8.3 Design Review Committee: Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. September 2022 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. 9:33 pm**

A handwritten signature in black ink, appearing to read "Avelene Esher". The signature is written in a cursive, flowing style.