

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

Tuesday, February 28, 2023

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), Claire Knowlton (CK)

OFFICE MANAGEMENT PRESENT: Sherri Giles (SG); Linda Pollari (LP)

VISITOR: Guest speakers from ECWANDC (Department of Cultural Affairs), Kathy Guyton and Gina Fields, to give information about the group and why it's important to join. Go to www.ecwandc.org for more information

1. HOMEOWNER COMMENTS:

- 1.1. Mickey Fielding, 5422 - coming in to discuss submission about the bathroom drain line in the unit. Submitted a request, coming to board meeting to say she has not received resolution to getting this taken care of. Wants acknowledgement from the board regarding a letter sent in September. Claire stated she should have already received a letter and will.
- 1.2. Marie Germaine 5445 - discussing the 80th anniversary of Baldwin Hills Elementary school and asking for community involvement. If you know anyone who attended, go to their facebook page.
- 1.3. Cynthia Singleton 5211 - thanks Gina and Kathy for coming in as guests. Says that VG owners need to be involved in ECWANDC. Frustration about downed trees during recent storm, trees not getting pruned properly, what's happening with the arborist.
- 1.4. Marilyn Parker 5120 - A part of my serpentine wall crumbled during the height of the pandemic in early 2021. The major damage is at the back gate. I have been waiting for a repair since then. I understand that the repairs are on the agenda tonight. I am hoping that today the board will vote to approve the repairs.
- 1.5. Theresa Thompson 5484 - Backs up what Cynthia Singleton said regarding poor maintenance of trees by our arborist.
- 1.6. Emilia Arau 5440 ½ - Issue with mice chewing up her car lines. That it's a big problem in court 7. Has reported the problem to the office but doesn't see anything happening with this issue other than a few mouse traps. Wants VG to do something about more about it.

2. Consent Agenda Approval - LC moves. HS seconded. Passed 9-0

3. CALL TO ORDER FOR OPEN SESSION at 7:27pm.

4. BUSINESS

- 4.1. Minutes from January 2023 Open Meeting. Approved via consent agenda.
- 4.2. Resolution 23-07 Serpentine walls - approve Contract Addendum CA2023-01 to contract with Troxler & Sons Construction to repair/replace serpentine walls at various locations at a total cost of \$142,428.00 to be charged to GL32070. Resolution passes as is with the caveat that mgmt will come back next month to the board if there are cost saving options on the 5th wall. LC moves. HS seconds. Passed 9-0
- 4.3. Discussion - Sycamore Ave Rehabilitation update. Some of the plantings originally planned aren't viable. Asking for the board's understanding and allowing Jessa to approve location, amount etc. in changes to the original resolution that was passed.
- 4.4. Quarterly Compliance: civil Code 5500 - 4th Quarter. Reminder that all board members must review and sign

5. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 5.1. 5549 Kitchen Remodel
- 5.2. 5274.5 Mini-Split Installation

5.3. 5347 Mini-Split Installation

5.4. 5571 Mini Split Installation

6. CORRESPONDENCE

6.1. Clubhouse Usage Request - JK moves to waive the fee. CS seconded. Passed 9-0

6.2. Climate Change Related Incentives/Rebates - discussion of having Rios look into rebates. LC says that they are already looking into it on another project and can help if there are incentives that apply to us. Unclear if this would apply to us as we are an HOA not individual homeowner.

6.3. Common Area Concerns - CK asks to address homeowner complaint that they are not being heard. CK volunteers to draft a letter and the board agrees.

6.4. Unit Modification Request

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. Moving forward with building 91 as test building

8.2. Residential building painting/insulation continues

8.3. Garage restoration and painting continues

8.4. Garage inspections have been completed. Office distributed correction notices.

8.5. Laundry machine maintenance. Replacement of 10 problem machines is tentatively scheduled for April 7,2023. Should issues persist with 2 other machines, WASH will replace. They will also do a deep cleaning of all the machines on the property April 10th (bi-annual cleaning). Next cleaning will be in October.

8.6. Hot water heater recirculation devices investigation is ongoing. LP is on top of this.

8.7. Potential new vendors for metal window frame repair and/or replacement

8.8. VG has scheduled an evaluation of its energy use via LADWP's Commercial Direct Install Program. Potentially replacing and guaranteeing lamps needing to be replaced for up to 5 years.

8.9. LC asks SG to discuss pest control schedules in relation to homeowners comments about mice. SG says we have a new company and that they are looking into each area and what needs to be done. New company is much more engaged and SG will share issues that homeowners have shared.

8.10. SG discusses the VG arborist and how they are addressing the tree pruning and doing property-wide trimming.

9. COMMITTEE REPORT - Reviewed

8.3 Steve Haggerty-Liaison. December 2022 and January 2023 Minutes

10. OPERATIONAL REPORT – Reviewed and Discussed

10.1. Arborist's Report – none

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

Adjournment to Executive Session. 8:30 pm