

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

**Tuesday, March 28 , 2023**

**DIRECTORS PRESENT:** Chris Scornaienchi (CS), Steve Haggerty (SH), Avelene Schodorf (AS), Haleh Shoa (HS), Laura Civiello (LC), Daniel Millner (DM), Claire Knowlton (CK)

**Late:** Ashley Fondrevay (AF), Joseph Khoury (JK)

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

**VISITOR:**

**1. HOMEOWNER COMMENTS:**

1.1. 5432 - Feliza Kohan. She appreciates all of our hard work.

**2. CALL TO ORDER FOR OPEN SESSION at 7:03pm.** LC moves. HS seconded. Passed 7-0

**3. BUSINESS**

3.1. Minutes from February 2023 Open Meeting. Approved via consent agenda

3.2. Resolution 23-08: 2023 Residential Building Painting - Painting. \$196,790.00. GL account 32170 Painting. Approved via consent agenda

3.3. Resolution 23-09: 2023 Residential Building Painting - Insulation. \$152,161.00 GL account 32095 – Insulate Building Walls and Attic. Approved via consent agenda

3.4. Resolution 23-10: 2023 Residential Building Painting - Carpentry Repairs. \$25,889.28. GL account 32028 – Carpentry Repairs Res. Buildings. Approved via consent agenda

3.5. Resolution 23-11: Garage Restoration - Painting - Courts, 3, 7, 11. \$57,832.00. GL account 32175 Painting, Exterior Garage. Approved via consent agenda

3.6. Resolution 23-12: Garage Carpentry Repairs - Courts 3, 7, 11. CK wants to revisit the requirement of using redwood for the garages. SG mentioned that redwood has a natural resistance to termites, but it's not as effective after a certain period of time. Dry rot happened quicker when they used a different type of wood. HS asked about using composite materials. SG mentioned that we need to run that by LAOHR. SH wants to know how much more are we spending this year. SG mentioned since we have tongue and groove, overtime we inevitably get wood rot from water damage. Courts 6 and 14 had a tremendous amount of wood damage, which isn't controllable.

3.6.1. CK moves for management to explore other options to use other than the redwood and provide cost comparison around additional termite treatments before presenting 2024 carpentry repair and painting plans. Passed 7-1-1. JK not present. AF came in late.

3.6.2. CK moves to pass this resolution as presented. Passed 7-1-1. JK not present. AF came in late. \$36,856.36. GL account 32150 Major Garage Components.

3.7. Resolution 23-13: Garage Restoration - Termite Treatment - Courts, 3, 7, 11. \$18,380.00. GL32220 Termite Control. Approved via consent agenda

3.8. Quarterly Compliance: Civil Code §5500 - 4th Quarter

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

4.1. 5274.5 Kitchen Remodel

4.2. 5208 Mini-Split & Tankless Water Heater Installation

## 5. CORRESPONDENCE

- 5.1. Correspondence re: Annual Yard Sale Date Request - Finalized date of June 17th; 8am-3pm. Around \$150 for flyers, to be paid out of Cultural Affairs budget
- 5.2. Correspondence re: 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. Residential building painting/insulation continues. The Maximum Amperage Agreement and Review of Variance documents have been sent to DWP. We're now awaiting approval to proceed with the modern electrical infrastructure pilot project in Building 91. The electrical repair work in each of the eight units in Building 91 is also pending approval by LA Department of Building and Safety (LADBS). These approvals may take weeks. In preparation for electrical upgrade work in pilot Building 91, visual inspection and quantification of electrical panels, receptacles, and light fixtures in all eight units has been completed by our staff. Documentation of the findings in photographs and electrical plans has been completed for three of the eight units thus far, and will aid in current and future repairs. Inspections have identified locations of several electrical panels that do not comply with the code requirements of 36D x 30W work clearances. Obstructing cabinetry or appliances may need to be removed or the panels may need to be relocated. Working with Hariton Engineering, ARG, and Triple C, we have found "best case" solutions for electrical infrastructure modernizations for building types 1,7, and 8 as well as types 2-6. These solutions will need to be reviewed and approved by DWP, LADBS, and LAOHR, as well as VG owners. Village Green management is validating the Triple C contract warranty for standard coverage.
- 7.2. Residential Building Painting/Insulation - see above
- 7.3. Garage restoration and painting - see above
- 7.4. Garage Inspections - Garage re-inspections occurred on March 14th, 15th and 16th for no access and flammable violations. Re-inspections for electrical and storage violations will occur on March 30th & March 31st and will conclude the final round of re-inspections. After the final inspections, Management will distribute Notices of Hearing letters to residents whose garages contain violations that were not cured and to residents who did not allow access to garages for inspection.
- 7.5. Serpentine Walls - At last month's meeting, the Board approved the repair of four serpentine walls and full replacement of one wall. The Board also requested that Management explore cost-saving measures for the full wall replacement suggesting that the labor intensive, and therefore costly cutting-down of bricks to attain the historic brick dimensions be evaluated. Management has confirmed that custom cutting of bricks for the serpentine walls is necessary. It is not simply an aesthetic, historical issue. The bricks must be no longer than their current, historical 9" length to maintain the "serpentine" curves. If the bricks were longer, i.e., left uncut, they would be flatter and protrude more than the current condition shown in the photograph below. Contemporary bricks that match the 3" height (which is necessary to match the overall height of the walls and alignment of the brick courses) are at least 10-1/8" long and therefore must be cut to 9".
- 7.6. 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.
- 7.7. Metal Window Frame Repair/Replacement: Potential new vendors for metal window frame repair and/or replacement have been identified and contacted. Requesting proposals by Wednesday March 29th.
- 7.8. LADWP's Commercial Direct Install Program: All of Village Green's accounts have been confirmed by DWP. David Hamilton, LADWP's Energy Service Representative, submitted documentation to their lighting auditor on Monday, March 20, to be "batched out." The DWP audit has been scheduled for Monday, March 27. Awaiting audit response.

- 7.9. 5422 Village Green's Drain Issues: On March 16, LAPBF completed a camera inspection and discovered an offset in a common line and tree roots breaching a connection, both of these conditions are outside of the building and the recommended corrective work will be significantly less expensive and invasive than replacement of the interior sewer line between 5422 and the neighboring unit that was initially proposed, as the work will take place outside of the building. The VG Maintenance Supervisor will schedule this repair work as soon as possible.
- 7.10. Garage Inspections: Repeat of 7.4 above (error)

## 8. COMMITTEE REPORTS

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. January 2023 Minutes and February 2023 Minutes.
- 8.3 Communications: Patrick Comiskey-Chair; Marie Germaine-Vice-Chair; Lucy Fried-Editor; Daniel Millner-Liaison;. New Member and Elected Officer notice. Linda Pollack new member candidate. DM moves; CK seconded; Approved 9-0
- 8.4 Design Review Committee: Wendell Conn-Chair, Taylor McDaniel-Secretary, Chris Scornaienchi-liaison. December 2022, January and February 2023 Minutes
- 8.5 Landscape/Tree Committee: Lisa Jeffrey-co-chair; Reba Glover-Secretary; Laura Civielo-co-chair & landscape liaison. November 2022 , January 2023, February 2023 Minutes. Tree & Landscape Committee 2023 Officers and Membership List

## 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.8:19pm**