

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

Tuesday, May 23 , 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)

1. HOMEOWNER COMMENTS:

- 1.1. Joan Anglin 5520 : wants to know what the regulations are regarding chalking up of sidewalks in front of units. Also concerned about group gatherings of 20+ people in common areas.
- 1.2. Jamie Stevens unit 5479: Wants to make sure she receives packet regarding furnace and venting issues to share with neighbor. Won't be able to stay for the Executive meeting. Says she's not the only one experiencing these venting issues. Please read the packet that was sent.
- 1.3. Cynthia Singleton unit 5211: Issues are - camper parked blocking entry way off Obama. It's a safety issue. Personal gardeners in VG, no gas blowers, no working after 4:30 and dumping in Ct. 15 trash. Owners should make sure private gardeners should adhere to rules. Planting on the balcony - when are we going to inspect when there are too many plants on balcony's , water issues. Office, please check airbnb for people staying here short term.
- 1.4. Tad Daley 5388: Wants to discuss process issues to hire a full time groundskeeper. Has brought this up before. Feels that missives are delivered to Greencrew and nothing happens. Feels a full time groundskeeper is a great idea to keep landscape crews in check and take the burden off of management for constant back and forth.
- 1.5. Mickey Fielding 5422 : seconds what Cynthia Singleton said, feels private gardeners should not be allowed to use gas blowers. Also mentions that Greencrew is still using some gas powered machines and wants those banned as well if possible. Feels weeds are becoming a big problem and going to get worse.

2. CALL TO ORDER FOR OPEN SESSION at 7:12 pm. LC moves. CK seconded. Passed 9-0

3. Consent Agenda approval

4. BUSINESS

- 4.1. **Minutes from April 2023 Open Meeting.** Approved via consent Agenda
- 4.2. **Lien Resolution:** None
- 4.3. **Resolution 23-17: Garage Restoration - Concrete Repairs - Court 3** Approved via consent Agenda
- 4.4. **Resolution 23-18: Garage Restoration - Roofing - Courts, 3, 7, 11** Approved via consent Agenda
- 4.5. **Resolution 23-19: Cost Estimator for Turf Removal and Replacement** Hire a cost estimator to generate pricing for possible turf removal and replacement. Recommendation is to hire MGAC who has worked with Rios before and less expensive than the other bid received. The estimate is \$5,000. GL Code 32270 Landscape Rehabilitation. LC moves, HC Seconds, Approved 9-0
- 4.6. **Resolution 23-20: Court 1 Pathway Repair** Approved via consent Agenda.
- 4.7. **Resolution 23-21: New Computer / Computer Upgrade for Management & Maintenance** Approved via consent Agenda
- 4.8. **Resolution 23-22: Office Copy Machine Lease** Approved via consent Agenda

4.9. **Discussion: Outdoor Noise Issues on the Green** - AF presented a discussion about guide to noise changes. JK offers to just say that noise violations will be enforced. CS mentioned that we'd need guidelines for that. CK doesn't believe that this issue can be solved. It's more difficult to put in granular rules. DM supports everyone's views and believes that we don't have that many complaints. HS mentioned that perhaps we ban wired speakers. AS takes it upon herself to manage noise levels by wearing earplugs, etc. AF wants to know what MGMT has learned about noise complaints. SG thinks that security needs guidelines so having something in place would help them. 6 directors are in favor of adding rules and 3 would like to keep it as is: DM, JK and CK

5. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

- 5.1. 5207 Kitchen Remodel.
- 5.2. 5207 Bathroom Remodel
- 5.3. 5207 Lighting/Electrical
- 5.4. 5142.5 Mini-Split Installation
- 5.5. 5334.5 Mini-Split Installation

6. CORRESPONDENCE

6.1. Correspondence re: Various Concerns - LC asks about elm tree mentioned and has management been able to find out what caused it? SG says failure issues seem to be lack of root space, saturated soil and top heavy trees.

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:** Our electrical contractor, Triple C, has agreed to sign our joint contract for the proposed work on building 91. We all agreed that first we should get LA DWP's approval on our Amperage agreement and Variance form before starting work on building 91. Hariton Engineering has presented us with three structural engineering companies for investigating exterior siding work on building 91 and we've asked them to pursue one. Some additional progress has been made with owners in the relocation of unit electrical panels to code-compliant locations. The four Building 91 homeowners with non-code-compliant locations of their electrical panels have been contacted. Only two panels will require relocation. It has been confirmed that the obstructing cabinets in the other two units are either on wheels and mobile or can be moved to a compliant location. LP says costs will be borne by the homeowner of VG depending on violation. If it's done without approval, the homeowner pays. If it was prior to the homeowner purchasing then VG will pay.
- 8.2. **Building Painting/Insulation:** After inspection by the Operations Manager, Facilities Engineer, and Maintenance Supervisor, buildings 2, 17, 21, 23, 51, 53, 55, 65, 92, and 96 have been selected for Residential Building Painting and Insulation in 2023. The Residential Building Painting Project is tentatively scheduled to begin at Building 92 on June 19, 2023. Zoom meeting will be scheduled 2 weeks prior to project tentative start date to all affected residents.
- 8.3. **Garage Restoration and Painting:** Courts 3, 7, and 11 have been selected for Garage Restoration and are tentatively scheduled to start in Fall 2023. The project is slated to begin in the Fall to accommodate the upcoming electrical upgrade project pilot building that has been tentatively scheduled to begin in July.
- 8.4. **Garage Inspections:** The Enforcement Committee held a hearing on May 13, 2023 for the first round of garage violations for residents who did not allow access pursuant to the Notice of Hearing letters that were distributed on April 28, 2023. Management will distribute a final round of Notice of Hearing letters to residents whose garages contained electrical, storage and flammable violations that were not cured by May 31st.
- 8.5. **Serpentine Walls:** Troxler and Sons, the vendor awarded this work, visited the site during the week of April 24th to re-assess the scope of work and is putting together a proposed schedule.

- 8.6. **Metal Window Frame Repair/Replacement:** The Los Angeles Office of Historic Resource (i.e., Lambert Giessinger) confirmed that Village Green is exempt from Title 24 energy requirements due to its historic status. We can now move forward with a contractor to source new double-pane steel windows that match the existing windows in all aspects except depth. These replacements will be deeper to hold two panes of glass and an airspace, and they will be less expensive than rehabilitating existing single-paned windows. LC asks once a vendor is found, will they send a sample frame? LP confirms yes.
- 8.7. **LADWP's Commercial Direct Install Program:** We have signed and submitted Customer Work Authorizations for replacing lamps, free of charge, in all Laundry Rooms, the Maintenance buildings both interior and exterior, and in the Clubhouse. LADWP uses several different electricians for this work, which includes disposal of existing lamps as well as installation of new lamps. We have notified the LADWP Representative David Hamilton of Village Green's insurance requirements. He has forwarded our request for review by LADWP managers.
- 8.8. **Court Lighting Upgrade - Phase 1 Lighting Replacements:** Members of the Safety Committee selected replacements for Jelly Jar lamps, Walkway fixtures, and Driveway fixtures. Replacement locations and specifications have been documented for Court 1 and Court 7. We can roughly estimate that similar replacements in all (17) courts with (701) garages will cost approximately \$10,000.00. We will proceed with replacements in Court 1 and 7 as a test. HS says 5000 kelvin bulbs should not be used. JK makes a motion for this. LP says they need to redo the specs then because some of the current test bulbs are 5000 kelvin. HS says these shouldn't be used in walkways. SG says the project doesn't need to be put on hold - they have the criteria and parameters so they can move forward.
- 8.9. **Management Team Cost Savings Initiatives:** As our team continues to strengthen and work cohesively, we will strive to enhance our cost-saving endeavors for the Association by identifying potential areas where we can implement solutions rather than always relying on outside vendors. The monthly manager's report will act as a medium for us to communicate these achievements effectively and keep you informed about our progress. SG that there have been plumbing and concrete repairs that they've been able to do that has saved the association \$40,000.

9. **COMMITTEE REPORTS**

- 9.1. **Court Council:** Chair: Nat Hutton, Vice Chair: Regina Bryant, Secretary: Jordan Moore, Liaison: Ashley Fondrevay - April 2023 Minutes
- 9.2. **Communications:** Chair: Patrick Comisky, Vice Chair & Note Taker: Marie Germaine, Liaison: Daniel Millner April 2023 Minutes
- 8.3 **Design Review Committee:** Wendell Conn-Chair, Daniel Millner-Secretary, Liaison-Haleh Shoa. April 2023 Minutes
- 8.4 **Safety Committee:** Steve Haggerty-Liaison. April 2023 Minutes and Membership for Board approval. LC motions, CK seconds; passed 9-0
- 8.5 **Landscape/Tree Committee:** Reba Glover -chair; Vacant -Secretary; Laura Civielo-Landscape Liaison. April and May 2023 Minutes

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

- 10.1. Preventative Maintenance Calendar
- 10.2. Parking Enforcement
- 10.3. Garage Rental Report
- 10.4. Work Order Summary (Provided Digitally)
- 10.5. Landscape Maintenance Report
- 10.6. WASH Revenue History Summary
- 10.7. Escort and Patrol Reports

11. **INFORMATION ITEMS - Reviewed and Discussed**

- 11.1. WRSSR Correspondence

Adjournment to Executive Session. 8:25 pm

