

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

**Tuesday, June 27th, 2023**

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

**ABSENT:** Daniel Milner (DM)

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

LC kicked off homeowner comments regarding Fannie Mae situation, SG will provide an overview during manager's report.

1. HOMEOWNER COMMENTS:

**1.1.** Alfreda Masters - Note from the chat.

1.1.1. Reminder that I requested to be heard in the closed session regarding the increased noise level in my unit due to the board allowing whole house recessed lighting in my neighbor's unit.

1.1.2. Now that the exorbitant Wynstan security screen doors are now even more exorbitant with a whopping price tag of \$1600, I suggest that the Board search for more affordable companies for VG owners to purchase a security screen door from. At least three companies with a price tag of LESS than a thousand dollars (if that much) should be selected for us to choose from so that residents on all economic levels could afford and install safety measures—especially seniors! Thank you...

1.1.3. Since the Board is looking into hiring a contractor to source double-pane steel window frames that match the existing windows that will hold two panes of glass and an airspace (which will mitigate environmental sounds from the outside), I am asking the Board to replace my windows with double paned glass as soon as possible, as previously requested in my request for medical accommodations and promised in the July 9, 2021 Conflict Resolution meeting. Thank you.

**1.2.** Joan Anglin (5520) - Submitted pictures of chalk on the sidewalk and common area bench. She is wondering whether we'll discuss her concerns about what is happening in her court with the kids and the adults.

**1.3.** Reba Glover (5128) - She appreciated the board of directors and in response to the lack of attention with our landscape vendor she joined the tree and landscape committee. The committee has decided that we need a lot more hands-on management of this and supports the hiring of a landscape manager.

**1.4.** Nadia Voukitchevitch & Robb Hart (5193 in Ct 15) - Visiting about the Fannie Mae issue. Also, she wants to officially complain about Linda Pollari regarding her treatment of them as well as her plumber, who is a latino. She also wants to know how much owners are paying hourly to Linda.

**1.5.** Marie Germaine (5445) - Want to make 2 announcements: she's a member of the communication committee and they're pushing out a thinned out newsletter but they're anchoring articles on the Village Green website. She also wants to thank the community for everyone's help of neighbors who advocated for BHES which is now a charter-free school.

2. CALL TO ORDER FOR OPEN SESSION at 7:14 pm. LC moves. HS seconded. Passed 8-0

3. Consent Agenda approval

#### 4. BUSINESS

**4.1. Minutes from April 2023 Open Meeting.** Approved via consent Agenda

**4.2. Lien Resolution:** None Approved via consent Agenda

**4.3. Resolution 23-23: Manager, Horticulture and Landscape.** Create a full time staff position to oversee the maintenance and rehabilitation of the Village Green's landscaping. Trees are a capital expense. We have staff for everything but landscape oversight. There are areas of expertise that are not present with current staff. The amount of work involved is overwhelming the current staff. Rios and TLC both strongly urge the Board to approve the creation of a Manager, Horticulture and Landscape position. Questions from the Board: JK says we will have a tremendous amount of work over the next few years due to aging infrastructure, etc. but feels that after the next several years of getting these projects done we won't need someone full time. He would prefer we hire a project manager for a 3-5 year term. CS partially agrees with Joe but says it would be more a 10 year term. That there is so much work needed for our landscape that we need it now. SH says this is very much needed and the largest amount of projects that we have. He feels that this position will probably eventually need more staff. There is no support other than volunteers and staff, which is not enough. Notes that this is not a capital project but a reserve project. HS asks if we have a budget? Doesn't see anything in the resolution. LC says Rios has given a potential salary but that we need to do more work to get a true salary. At this point, we need to start this process. AF supports approving this as is. JK asks - some of the work that is being done by other vendors, are we going to consider reducing pay from those vendors? He's concerned about where we spend our money and perhaps recoup from some of the vendors. CS says that is what he wants this new hire to look at. It's been shopped around in the landscape committee to shop around but members said that it's an industry wide problem so changing vendors won't solve the problem. With this hire we could potentially reduce the need to rely so heavily on our vendors. CK agrees with CS and says that it comes down to a lot of vendor management and attention to the type of work that the property needs. Appropriately dividing the work on season, priority, etc. We rely on volunteers too much. We need onsite oversight to effectively deploy work to the vendors, etc. CS moves to call a motion. AF seconds. Passed 7 - 1 against (JK)

**4.4. Discussion: Holidays for Employees** VG staff does not currently have Juneteenth off, even though Juneteenth became a federal holiday in 2021. Would this board like to add Juneteenth to the list of paid holidays offered to VG staff starting in 2024? All directors on board, CK will come back to the next board meeting with a resolution.

#### 5. DESIGN REVIEW RECOMMENDATIONS - Approved via consent agenda

**5.1.** 5363 Kitchen Remodel

**5.2.** 5431 Bathroom Remodel, Washer/Dryer Installation

**5.3.** 5518.5 Vent Pipe Termination Relocation

#### 6. CORRESPONDENCE

**6.1. Correspondence re: Daytime Use of Clubhouse During Summer Heatwave.** LC asks if there is a board member that would like to take this on. HS asks for an office opinion. SG says she and LC spoke that it would be something that a board member should fully be fully explored before board members give blanket approval. LC asks again if any board member wants to take this on. CK volunteers.

**6.2. Correspondence re: Clubhouse Rental by Off-site Owners.** A request to modify the rules to allow off-site owners to rent the clubhouse. LC asks if anyone wants to take this on. CS didn't see anything about off-site owners. CK says that there is a conflict between what's in the handbook and what's online. CK asks if we know the origin of the rule? JK puts forth putting together a committee to oversee. CK says why don't they join forces.

**6.3. Correspondence re: Common Area Gatherings** LC and AF continuing to work on outdoor noise issues.

**6.4. Correspondence re: Chalking of Court Sidewalks** Moved to Executive Session

**6.5. Correspondence re: Various Concerns**

#### 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:** LADWP has given us verbal agreement of our Amperage Agreement and Variance Form, which allows us to proceed with the planned electrical system repair in Building 91. The electrical repair of Building 91 will commence with rewiring and replacing electrical subpanels, receptacles, and switches in the building's eight units starting on Monday, July 10. This work will last six weeks, with one townhouse or two stacked single-story units scheduled each week. Two Zoom meetings with Building 91 homeowners have been scheduled for Friday, June 30, 10:00 am and Wednesday, July 5, 2:00pm. Village Green's Electrical Contractor, Chris Chase, for this project will be present to explain logistics to homeowners and answer questions
- 8.2. Fannie Mae:** Regarding the recent developments concerning Fannie Mae's decision to place the Village Green on their ineligible list, commonly referred to as the "blacklist." Through one of our owners currently in escrow, we were connected with a lender from US Bank who during the initial condo review process, his group received notice from Fannie Mae that they had received documentation, from another lender working on a loan for another unit, containing information that triggered a review of Village Green, resulting in the placement on Fannie Mae's ineligible list. Considering the legal nature of this matter, it is recommended that the Board holds a full discussion in Executive Session, providing an opportunity to fully discuss the details and formulate an appropriate strategy moving forward.
- 8.3. Building Painting/Insulation:** Two informational meetings were held with residents from all buildings undergoing painting & insulation on June 9th and June 13th. On June 19th, power washing began as scheduled at Building 92 in court 17. The insulation portion of the project began June 21st and is scheduled to be completed by June 27th. Carpentry repairs are currently underway, with finishing paint work commencing the week of July 3rd. As a reminder, the Board of Directors approved Residential Building Painting and Insulation for buildings 2, 17, 21, 23, 51, 53, 55, 65, and 96.
- 8.4. 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. As in previous years, the garage restoration project will include termite treatment of the garage buildings, carpentry repairs and new paint; however, this year the process also includes the addition of repairs to some of the roofs and to concrete foundations of selected garage structures.
- 8.5. Serpentine Walls:** Troxler and Sons, the vendor who was awarded the contract, has encountered challenges in obtaining approval from Lambert Giessinger at Los Angeles Office of Historic Resources (LAOHR), for the proposed materials and methods involved in this endeavor. Firstly, Mr. Giessinger has expressed concerns about approving partial repairs to certain walls due to the potential visual discrepancy between the new and existing bricks within the same wall. Secondly, Troxler is seeking approval to use the aforementioned oversized bricks manufactured locally. To address these matters, Troxler is preparing documentation consisting of exhibits showing the serpentine wall work he has performed at VG along with description of construction methods, to submit to the City, highlighting the suitability of the locally manufactured oversized bricks, as well as making a case for approving partial wall repairs rather than requiring complete wall reconstruction when only a portion is in need of repair. We will continue to monitor the progress of these discussions and provide updates accordingly.
- 8.6. Metal Window Frame Repair/Replacement:** We have met with vendor/contractor, Beckett Construction, regarding new double-pane metal windows. Beckett has agreed to work with their window subcontractor, a glazer, and a window manufacturer (likely Torrance Steel) to provide a design for metal window frames that will match Village Green's as much as possible and hold two panes of glass. These frames would be drawn-up and presented to the Los Angeles Office of Historic Resources (LAOHR) for preliminary approval. If approved, we would fabricate one frame and submit it to the LAOHR for final approval. If the window frame is approved, proposals for a finish that does not require painting and the issue of permanent frame colors will be presented to the Board for discussion. Window replacement is a relatively long-term project. It requires a contractor who is invested in and willing to pursue it gratis up front. Torrance Steel will work only with a glazer, who will work only with a window contractor, who will work only with a general contractor.
- 8.7. LADWP's Commercial Direct Install Program:** LADWP's vendor, Volt Electric, installed new energy-efficient LED lamps in all seventeen Laundry Rooms and most of the Maintenance Buildings (interior and exterior) on June 13

and 19. They will return to complete replacements in the Maintenance Buildings and in the Clubhouse. Lamps will be replaced free of charge for the next five years with labor included in the first year. LADWP verified Volt's work thus far with one "pop-up" inspection on June 15.

**8.8. Court Lighting Upgrade - Phase 1 Lighting Replacements:** Members of the Safety Committee reviewed and approved replacements for Walkway and Driveway fixtures that were revised after a discussion at the last Board meeting. All existing Jelly Jar lamps, Walkway fixtures, and Driveway fixtures in Court 1 and 7 have been replaced, which completes Phase 3 of the Garage Court Lighting Project.

**8.9. Balcony Inspections:** Balcony inspections are required by California SB-326 and SB-721 and must be completed by January 1, 2025. Village Green has fifty-eight balconies, most (thirty) of them are on the ten Building Type 8. This information will be quantified and formatted for submission to several engineers with requests for proposals.

**8.10. Asbestos Pipe Replacements:** Management is discussing proactive measures to prevent common and expensive water damage that has been caused by gas furnace replacements that left the furnace's asbestos combustion pipe in place. We will present a proposal to the Board at a future meeting for requiring replacement of the asbestos pipe when a furnace is replaced.

**8.11. Laundry Service Lease:** The contract with WASH laundry services is set to expire next month. In the interim, the contract will continue on a month-to-month basis until a new lease agreement is established. Management looking into other services to potentially replace WASH due to their poor performance.

**9. COMMITTEE REPORTS CK moves to approve all new committee member requests; HS Seconds; Passed 8-0 (DM absent)**

**9.1. Budget and Finance:** Chair: Michael Schiavoni, Liaison: Claire Knowlton - April and May 2023 Minutes

**9.2. Court Council:** Chair: Nat Hutton, Vice Chair: Regina Bryant, Secretary: Jordan Moore, Liaison: Ashley Fondrevay - May 2023 Minutes

**9.3. 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 - May 2023 Minutes; Reba Glover new member request

**8.4 Safety Committee:** Steve Haggerty-Liaison. May 2023 Minutes

**8.5 Landscape/Tree Committee:** Reba Glover -chair; Vacant -Secretary; Laura Civiello - Landscape Liaison - May meeting Minutes; June Executive Summary; Bill Chappelle new member request

**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.** Records Request

**Adjournment to Executive Session. 8:31 pm**