

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

Tuesday, August 22 , 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 Polari (LP)

1. HOMEOWNER COMMENTS:

- 1.1. Mickey Fielding unit 5422: Recommendation for the clubhouse meeting room. Suggest that we install a strip of pinboard along the walls to make it more multi-purpose and user friendly
- 1.2. Joan Anglin unit 5520: Feeling the chalking of the green defaces the green serene look. Takes weeks/months to go away. Doesn't agree with the notice the board put out. Feels renters should be made aware as well. Not putting things up in the trees (hula hoops). Thanks the board for listening.
- 1.3. Theresa Thompson unit 5484 : Says she knows that feelings are conflicted regarding chalking but that it should only be in front of their units
- 1.4. Cynthia Singleton unit 5211: Wants to make sure tree trimming is still happening. Worried about Chinese Elm in court 15 and other areas. Wants a town hall meeting regarding community space as she feels people aren't aware of the makeup of or grasp communal living.
- 1.5. Alfreda Masters unit 5235 1/2: Says the day before she fell and broke her ankle she says there were alot of chalk pieces sitting on the sidewalk and that before she fell she was aware of it and that it was on her mind before she fell. Unsure if that is what contributed to her fall but the board should reconsider a policy on chalking and leaving out those materials. Wondering when the price of screen doors will be lowered.

2. **VISITOR:** Lorena Matos from LA Sanitation Department: A project they are working on for the LA Water Safe Clean program. She is here to inform us regarding the current status of the Baldwin Vista Green Streets program. LA has a history of water challenges. Water will continue to be an issue. LA county passed the Safe Clean Water Program in 2018. This program generates \$285 million annually for multi-project funding. In order to remain competitive, there are 3 areas - Water quality Compliance, Supply and resilience, community investments. Objective is to provide water quality benefits, green the project area, reduce accumulated trash, etc. The Baldwin Vista Project is located in the Bollona Creek Watershed, which is impaired by pollutants. Initial concepts were presented to the community, they received letters of support from residents, ECWA and CD. They submitted to the safe water program. Passed in July of 2023. Drainage will be over 135 acres which is in our area. Improvements include tree planting and new bioswales in parkways as well as 23 new double drywell units and one single drywell area. Proposed benefits will be new trees providing shade and local wildlife support. Bioswells remove pollution to vegetation and roots. Double drywells capture and treat the stormwater to reduce volume and pollutant loads. Also improve water quality, compliance, enhanced flood improvement, etc. August - October of 2023 is community outreach. Looking for feedback for community survey and send a letter of support to san.safecleanwater@lacity.org place Baldwin Vista Project in the subject line. Questions: SH asks if they're looking at permeable asphalt for some of the surrounding streets? Lorena says we are not resurfacing the street so can't put permeable asphalt on one portion and not another. The main source will be right of way where trees and bioswells will be installed. JK asks if city can look at VG drains in VG (references recent Hilary downpour). Lorena mentions how project incorporates that and will help with some of the water. It will help with smaller drains, will take comments back to city. HS mentions santa monica has something similar, wondering if this is the same? Lorena says she is not aware of their measures but that we are applying for the same money to use for our area. LC mentions that she's noticed water flows west down coliseum to hauser and

obama, if there's an opportunity to highlight the corner of hauser and obama it might be advantageous to add bioswells to that area. It's a question of increased drainage. Lorena says that the area is a liquefaction area and that would need to be controlled with a flooding control measure - she can share the information with them but that the project is for coliseum. LC once the project is funded and completed, is there money in the project for ongoing maintenance of trees and bioswells? Yes, that is part of the funding process after it's completed. They will apply for it after it's done.

3. **CALL TO ORDER FOR OPEN SESSION at 7:28pm.** LC moves. AF seconded. Passed 8-0; CS late

4. **ADOPTION OF AGENDA:** consent agenda approved 8-0; CS late

5. **BUSINESS**

5.1. Meeting Minutes from July 25, 2023 - **Approved via consent agenda**

5.2. Lien Resolution 23-27: Parcel Number 5025-011-020 - **Approved via consent agenda**

5.3. Lien Resolution 23-28: Parcel Number 5025-008-083 - **Approved via consent agenda**

5.4. **Resolution:** Courtesy Letter for Missed Dues Payment - **Approved via consent agenda**

5.5. **Resolution:** Approve Art Show/Sale of Harold Pelster's Art - Want a wine/cheese party to sell a former owners art. JK excited about raising money for purchase of stage. LC says 50% goes to the green, the other 50% goes to those putting it together. Wonders about allowing the clubhouse as a place for commercial activity. CK states board has authority to give written consent to a commercial activity to happen in common area. Feels that this is a specific and unique circumstance to approve, a neighbor that passed away and neighbors that have put in a lot of time and energy to rescue the artwork in order to help facilitate its sale. She doesn't see a problem with them recouping their costs and split it 50/50 for their time and energy. LC mentions 2 issues: using clubhouse and funds going to VG green and reimbursement costs. Is that something that the VG owners should be contributing it to. JK says perhaps voting as is now that it's clarified as a 50/50 split. Vote to use clubhouse for sale: passed 8-0; CS abstain (arrived late). DM mentions that expenses should be submitted against costs. CK says expenses go way back and that it should be simplified. She perceives its neighbors who have stewarded it and want it out in the world, want to sell it here with a 50/50 split. HS asks if there are any costs for using the clubhouse? The breadth of the art has been sold so wonders what is left to sell. Are there costs associated with who would pay for it? JK says there aren't additional costs, the costs remain the same. CK moves to approve 50/50 split - 4 pass, 5 no. JK makes a new motion to approve with 100% of proceeds going to VG minus expenses incurred by cultural affairs. LC seconds; passes 8-1 no CK

5.6. **Resolution: Purchase of Magnetic Whiteboard for Facilities Engineer's Office** - LP says it would facilitate her understanding where units are without having to open up 4 files; could facilitate her work and understanding of the green. SH thinks this is a simple, direct and valuable tool for the green - please let's not debate this. LC asks if we can find a way of buying something similar without incurring 30% of shipping costs. LP says she did spend time looking for sources but they're all on the east coast. LP pitches adding 2 since cost is the same. DM asks should we approve 2? LP says SG would need one. DM makes a motion to approve costs with 2 whiteboards, CS seconds; Passes 9-0

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

6.1. 5470 Washer/Dryer Installation

6.2. 5592 Air Handler System Installation

7. **CORRESPONDENCE**

7.1. Correspondence re: Baldwin Vista Green Streets Project Update (see visitor section)

7.2. Correspondence re: Tree & Landscaping Tour Request - LC asks is this self-guided or looking for someone from the VG providing the tour? SG says it came back as if they are looking for someone to guide them. LC asks if it

makes a difference? JK says we can reply that they are allowed to do a self-guided tour. LC motions to approve; HS seconds; 9-0 passes with caveat that no one here can lead the tour so they should come prepared.

- 7.3. Correspondence re: Noise, Summer Music Festival - LC mentions that this festival could be heard here from where it was located at USC. A resident suggested that the board would also like to submit a letter. LC asks if a board member wants to make a mention? CK says the board has previously mentioned that we don't involve ourselves in this and we should stick to that. HS agrees and that it's more impactful if individuals send letters
- 7.4. Correspondence re: Various Complaints - chalking comments, presence of dogs, etc. No board comments.

8. **FINANCIAL REPORT** – Discussed

- 8.1. Financial Statements
- 8.2. Treasurer's Report
- 8.3. Variance Report

9. **MANAGER'S REPORT**

- 9.1. **Electrical Upgrade Project:** The pilot project of electrical repairs in Building 91 has been proceeding on schedule. Since July 10, outlets, switches, appliances, and light fixtures have been rewired and new 125 Amp subpanels (right photo below) have been installed in six of the building's eight units. Work in the last two units will start on August 21 and 28. LP says team handling installation is great and owners have been very accommodating.
- 9.2. **Residential Building Painting/Insulation:** Building 2 was completed as scheduled on August 11th. On August 14th, power washing began at Building 17 in court 4. The insulation portion of the project and carpentry repairs began August 16th and is scheduled to be completed by August 25th. LP says it was actually completed as of today. Building paint prep commenced the week of August 16th.
- 9.3. **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 electrical upgrade project pilot at Building 91, which is currently in progress
- 9.4. **Staples Business Credit Card Program:** Staples discontinued their Business Credit Card Program and now have a free Business Advantage program. Management was on-boarded onto this program. JK asks to have the details supplied to the Cultural Affairs committee for flier printouts, SG says she will do that.
- 9.5. **Serpentine Walls:** Repairs are proving difficult due to approval issues from LAOHR. They are standing strong with their demands that we stay with the original bricks. Troxler keeps trying to find approvable bricks. Discussions are ongoing with the office providing updates. SH suggests considering using friends at ARG to intercede with LAOHR and assist us with a rational argument. JK says ARG are not known for being super practical and that their thinking would be more in line with LAOHR. SG says we should let what is currently happening play out. SH agrees. HS asks if we use local or imported brick, what is more expensive? SG says local bricks are what are cheaper. HS says we've received approval on this before, what changed? SG says nothing changed but he changed his mind. HS asks why did we go back to LAOHR if it was previously approved. SG says because we needed a special permit approval from them for this project.
- 9.6. **Metal Window Frame Repair/Replacement:** Office would like to test rehabilitation cost and feasibility with a residential unit window. This is per LAOHR. Four homeowners have been self-identified with facilities engineer and maintenance scheduled to identify the worst of the worst. Three have agreed to participate. LP will visit 3 units to choose a test window from these 3 homeowners. They should have a window selection by Friday, August 25. HS says she knows of owners who have done rehabilitation on just the pane itself and not the frame - it's the doors. LP says she will look at that. Also, in the history of the VG the painters apply multi-layers of paint and then sand handles then dealing with layers of paint so we should consider that. LP says she has seen some windows with a good 1-inch gap but it's really a case by case basis. CK says she knows we're going through this because of LAOHR but wonders if they understand our goals of insulation from sound and weather - asks LP to shed light on it. LP says she thinks he does and now he's going for historic preservation. He doesn't care about that. DM

appreciates this is moving forward but unclear about what actions may or may not happen. Will they be removing windows without board approval? LP wasn't under any impression that the board would have to approve so unclear on what the approval would be for? DM asks if he is the only one concerned about them removing windows? DM asking if we are paying for it or the homeowner. LP says VG is paying for it. DM asks if we can get a cost estimate without pulling it out of the frame. He doesn't approve of that happening, wants to know more about the process before it's implemented. SG says that Friday can still happen and then a scope will be put together with costs, etc to come back to the board with. HS asks if anyone else is going? LP says just her. SG says Darwin can go as well.

9.7. **Security Services:** Contract has been put out to bid to 7 companies which includes current security company. Town hall hosted by Directors SH and LC for residents to offer input to the RFP, which was included in the document prior to distribution. The RFP was sent to all 7 security contractors. The board will review the submitted proposals with a final selection scheduled for the September board meeting.

9.8. **Post Hilary Rain damage report:** All things considered, there was minimal property damage but there were multiple downed tree limbs and a felled tree on the street side of the property.

10. COMMITTEE REPORTS

10.1. Cultural Affairs Committee: Allison Grover-Khoury, Chair, Liaison Avelene Schodorf. August 2023 Minutes

10.2. Design Review Committee: Wendell Conn-Chair, Liaison Chris Scornaienchi July 2023 Minutes

10.3. Communications Committee: DM moves to add Marie Germaine as Chair and Patrick Comiskey as Editor for Highlights. HS seconded; Passes 9-0

11. OPERATIONAL REPORT – Reviewed and Discussed

11.1. Preventative Maintenance Calendar

11.2. Parking Enforcement

11.3. Garage Rental Report

11.4. Work Order Summary (Provided Digitally)

11.5. Landscape Maintenance Report

11.6. Arborist's Report

11.7. WASH Revenue History Summary

11.8. Escort and Patrol Reports

Adjournment to Executive Session. 8:36 pm