

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

**September 26 , 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), Claire Knowlton (CK)

**Absent:** Ashley Fondrevay (AF)

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

**1. HOMEOWNER COMMENTS:**

- 1.1. 5422 Mickey Fielding - Concerned about Coliseum and Hauser curbs about trash and weeds growing. Lots of trash around the Green and no one is picking it up and would like the landscape crew to pick up the trash. Also, the pavements on Hauser is derelict so the board can talk to the city to have it repaved. The sunken pavement next to the maintenance
- 1.2. 5432 Feliza Cohen - Wants to address the issue of ineligible Fannie Mae list. She has a lender that can help with this. She has submitted the questionnaire to be filled out so her lender can help. Looks forward to the update this evening.
- 1.3. 5211 - Cynthia Singleton - Has a huge problem about the trash area. Wants to compliment the landscape crew on how they trimmed all the bushes in court 15
- 1.4. 5327 - Michael Schiavoni - This week is budget and finance committee meeting this Thursday at 7pm. First draft of 2024 budget will be discussed at this meeting.
- 1.5. 5484 - Teresa Thomspson - She noticed a thick cloud of dust from a grinding down the sidewalk. She's concerned about silica being spread in the air. The person working on the area only had a bandana on.

**2. CALL TO ORDER FOR OPEN SESSION at 7:11pm. Passed by consent agenda**

**3. BUSINESS**

- 3.1. Minutes from August 2023 Open Meeting. Approved via consent agenda.
- 3.2. Llen 5025-007-065 - Approved via consent agenda.
- 3.3. Discussion 2024 Budget Priorities - CK explained the difference between operating budget (day-today) and reserve budget (campus upgrades). We are funded through HOA dues ~4.36MM, as well as other dues. In terms of reserves, we spend ~\$500k on routine projects (paintings, garage repairs, etc.). However, we have electrical infrastructure, landscape rehab and irrigation. SH feels that
- 3.4. RESOLUTION: 23-33 - JK proposes that we tie our HOA assessment increase to the Consumer Price Index. Also wants a 6-member vote to pass a budget increase. CK mentioned that the needs of the property may be different than the CPI, which is based on the needs of people, such as food and gas prices. She looks at the annual CPI for the budget regardless, but the property needs isn't aligned with this CPI. Motion withdrawn.
- 3.5. Discussion - Solar Power Carport Garage - CS The board would be remiss not to consider solar for our garages. SH reports issues about having the installation. More than half of the garages are heavily shaded and therefore will not generate enough electricity to even offset the installation costs.

**4. DESIGN REVIEW RECOMMENDATIONS**

- 4.1. 5356 Kitchen Remodel - Approved via consent agenda
- 4.2. 5244 HVAC - Approved via consent agenda

4.3. 5121 Patio Door Awning. HS proposes for the owner to be able to install the approved awning. Should the owner decide to install a wooden awning, they can provide detailed plans to be sent to LAOHR for their approval prior to it coming to the Board for approval. Passes 6-2-1 DM/JK were against it.

## 5. CORRESPONDENCE

- 5.1. Tree & Landscaping Tour - Request for a picnic. ALL passed 9-0
- 5.2. Chalking complaint
- 5.3. Various concerns regarding dog barking, tracks on lawns,

## 6. FINANCIAL REPORT – Discussed

- 6.1. Financial Statements
- 6.2. Treasurer's Report
- 6.3. Variance Report

## 7. MANAGER'S REPORT

- 7.1. **Electrical Infrastructure Upgrade** - Work on the interior of all (8) of Building 91's units was completed on Friday, September 22, 2023. Outlets, switches, and wiring to appliances, smoke detectors, and light fixtures were replaced, existing electrical subpanels were replaced with 125A panels, holes were patched, and the affected walls and ceilings were painted with matching paint.
- 7.2. **Residential Building Painting/Insulation:** Building 17 was completed as scheduled on September 12th. On September 11th, power washing began at Building 21 in court 4. The insulation portion of the project and carpentry repairs began September 12th and was completed on September 15th. Building paint prep commenced the week of September 12th. Work at Building 23 in court 5 is scheduled to begin September 28th. As a reminder, the Board of Directors approved Residential Building Painting and Insulation for buildings 92, 2, 17, 21, 23, 51, 53, 55, 65, and 96.
- 7.3. **Garage Restoration and Painting:** Courts 3, 7, and 11 have been selected for Garage Restoration and the project is tentatively scheduled to begin on October 16th with Court 3. 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.
- 7.4. **Laundry Machine Maintenance:** Deep cleaning will happen on 10/17 and will be done in one day.
- 7.5. **Serpentine Walls** - Troxler received the cost ~\$12.50/brick of a local distributor. If we cut down the brick will cost \$3-4/brick.
- 7.6. Window replacements will come to the board next month
- 7.7. **Security Services** - Management will present their recommendation in the October 24th meeting.
- 7.8. **Furnace Vent Issues** - New furnace installation have been causing water damage. All units will need asbestos pipe abatement and new venting for any owner who needs to change out their furnace.

## 8. COMMITTEE REPORTS – Approved via consent agenda.

- 8.1. Budget & Finance Committee: Michael Schiavoni-Chair; Claire Knowlton-Liaison. June, July August Minutes
- 8.2. Safety Committee: John Howell-Chair; Karen Howell-Secretary; Steve Haggerty-Liaison. July Minutes

## 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. 8:51 pm**