

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

October 24, 2023

DIRECTORS PRESENT: Joseph Khoury (JK), Claire Knowlton (CK), Laura Civiello (LC), Chris Scornaienchi (CS), Avelene Schodorf (AS), Daniel Millner (DM)

Absent: Ashley Fondrevay (AF), Steve Haggerty (SH), Haleh Shoa (HS)

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

1. Homeowner Comments (7:00pm)
 - a. 5211 - Cynthia Singleton. Two issues. One In morning, groundsperson who does watering comes through Ct. 15 very fast. Possible danger with kids and others. Could we ask him to slow down? Two. Trash areas are not being well kept. Can we remind the trash staff to put the lids down on trash and pick up all the debris before he locks the gate.
 - b. 5458 Victor Harris would like to discuss during executive session. CK says he is on agenda for Exec. He gave his phone number and CK will text at ES.
 - c. 5137.5 Ms. Moore - Ct 17 trash area concerns. There were bags in trash area today. Also parking area, end parking space on northern side is overgrown and cars get tree debris. Also, walkway to laundry room could be thinned out of vegetation.
2. Call to order (7:07PM, LC)
 - a. Consent agenda shared and approved. Consent agenda items approved:
 - i. **4. Business**
 - ii. a. Approval of Regular Open Meeting Minutes, September 26, 2023
 - iii. b. 1 Lien(s) Resolutions – Parcel Number(s) 5025-011-020
 - iv. c. Resolution: Holidays Meeting Schedule
 - v. f. Resolution: Garage Court 6 Re-roofing – Cost of \$12,439.00
 - vi. h. Resolution: Annual Roof Cleaning – Cost of \$12,000.00
 - vii. i. Resolution: 2023 Audit Contract – Cost of \$8,300.00
 - viii. **5. Design Review Recommendations**
 - ix. a. 5244 Bathroom Remodel (labeled as Kitchen in the Agenda)
 - x. b. 5244 Living Room Lighting
 - xi. c. 5247.5 Kitchen Remodel
3. Adoption of Agenda
4. Business
 - a. Approval of Regular Open Meeting Minutes, September 26, 2023
 - i. Approved via Consent Agenda

- b. Lien(s) Resolutions – Parcel Number(s) 5025-011-020
 - i. Approved via Consent Agenda
- c. Resolution: Holidays Meeting Schedule
 - i. Approved via Consent Agenda
- 1 Lien(s) Resolutions – Parcel Number(s) 5025-011-020
- d. Resolution: Approve 2024 Operating Budget, 7% Increase, 2024 Reserve Spending plan
 - i. CK Introduced. Tree care line item is the biggest shift from what we talked about in Sept. CK suggests an increase of 7% instead of 5% given new information and additional spending needs. JK suggests a 5% increase. CK offers that with 7% we will be able to put \$1.2M into reserves. Spending around reserves has shifted based on various discussions. Irrigation plan has been pushed out eight years and various other items have been prioritized (roof replacement, internal drain pipe replacement, trans vent pipe replacement, and balcony repair).
 - ii. CK Moved. CS Second VOTE: (Yes: DM, AS, CK, CS, LC: No: JK)
 - iii. The motion passes
- e. Resolution: Escort and Patrol Contract
 - i. SG introduced. Award the contract to Green Knight Security at \$532,117. Subcommittee did the vetting and interviews. Meetings, town hall, site tours, robust submissions resulted in four possibilities. Two rose to the top with adept tech and other benefits. Result led to decision to go with Green Knight. A Dec 1, 2023 start date.
 - ii. Proposed Source of Funding or Line-item Number in VGOA Budget: GL66050 – Escort & Patrol
 - iii. LC Moved. CS Second.VOTE: (YES: DM, LC, CK, CS, AS, JK)
 - iv. The motion passes UNANIMOUS
- f. Resolution: Garage Court 6 Re-roofing – Cost of \$12,439.00
 - i. Proposed Source of Funding or Line-item Number in VGOA Budget: : GL 32150 Major Garage Components
 - ii. Approved Cost: \$12,439
 - iii. Approved via Consent Agenda
- g. Resolution: Building Window Rehabilitation Test
 - i. LP introduced. Rehab is required by LAOHR. This test is about Rehab. Several homeowners volunteered to test. The windows selected based on poor condition and location on second floor. \$2,700 for two windows. How long at blasting company and glass shop? Estimate no longer than a month. What marks success? The windows close. CK offered various reasons why this rehab approach may be insufficient for our needs (sound, temp, etc). Will temp control and sound mitigation be impacted to the point of warranting this work and how will that mix with demands from LAOHR. JK offered that windows were taken out when work was done on building subsidence buildings. SG offered that she can try and find some

- prices from the soil subsidence. DM pointed out the potential long term costs. Various other pros and cons addressed.
 - ii. Proposed Source of Funding or Line-item Number in VGOA Budget: : GL 63180 - Repairs-Exterior
 - iii. Approved Cost: \$2,797
 - iv. VOTE: LC called, CK second.VOTE: (YES: DM, LC, CK, CS, AS, JK)
 - v. The motion passes UNANIMOUS
 - h. Resolution: Annual Roof Cleaning – Cost of \$12,000.00
 - i. Proposed Source of Funding or Line-item Number in VGOA Budget: : 63190 - Roof Cleaning/Maintenance/Repair
 - ii. Approved via Consent Agenda
 - i. Resolution: 2023 Audit Contract – Cost of \$8,300.00
 - i. Proposed Source of Funding or Line-item Number in VGOA Budget: : 61010 - Audit/Tax Expense
 - ii. Approved via Consent Agenda
 - j. Rename Rodeo Place
 - i. JK introduced. Change to Georgia and Ted Lumpkin place. CK pulled a past resolution whereby we already did this. JK offered that we don't have to do anything with the city. This is VG property. JK suggests we put up two signs along the lane, one at Hauser and one Sycamore. JK noted we need to change the name in various publications. On official signage - Ted and Georgia Lumpkin Place and with smaller signs have Lumpkin Place. CK suggests taking it offline and get a proposal for the details of exact name. Propose we name it the Ted and Georgia Lumpkin Place.
 - ii. JK resolution at amend the approved res from three years ago, with the new name being Georgia and Ted Lumpkin Pl.
 - iii. JK moved. AS second (Yes; unanimous)
 - iv. The motion passes. Unanimous)
 - k. VGOA Election Calendar for 2024
 - i. LC read off the dates for the benefit of those attending.
 - l. Memorandum. Review of 3rd Quarter 2023 Bank Statements
 - i. If directors have not signed, please so
5. 5. Design Review Recommendations (all approved via Consent Agenda)
- a. 5244 Bathroom Remodel (labeled at Kitchen in the Agenda)
 - b. 5244 Living Room Lighting
 - c. 5247.5 Kitchen Remodel
6. Correspondence
- a. Machine in Ct 4. - SG will address in Manager Report
 - b. Noise outside windows. Does Board want to send a letter to the whole community? CK suggests a more targeted approach. This is one letter. How reactive are we? Are we calibrating our response to the scale of the issue. Is there a more targeted way. Various pros and cons addressed.
 - c. Potential tax credit info. Various items discussed here, from individual units to the Harriton work. Suggested offering the info to Harriton.

- d. Chalk letter. No additional discussion.
7. Financial Dashboard
- a. CK introduced. Very close to being on budget. Tracking on a line item basis. Tree care is \$400K over but other lines are under. We are on track for operating budget. In terms of reserves, spent \$39K on water intrusion. This is a line item to watch. Uptick in delinquencies. They are at an unusual highpoint over the past three years. But the number of delinquent units (about 40) has been stable for the last few months.
8. LC wanted to give a quick update on Fannie Mae and Freddie Mac. Several directors attended a primer on the issue last month. There was quite a bit to process. Currently management is working to compile the information to be sent to Ross Morgan and this can then be sent to potential lenders
9. Manager's Report
- a. LP on electrical project. Work on interiors is complete. Everything is in line from inspectors. It is now an issue of scheduling with DWP and locating the handhold vault.
 - b. SG on insurance. Scott Litman has transferred various accounts to Nick Early. Farmer's has opted not to renew VG policy. Litman's agency is looking for an alternate provider. LC questions. Scott sold off the Farmers Insurance. All VG policies will be with Scott and the new carrier he goes with. Will rates go up with new carriers? We don't know at this point.
 - c. LP on residential building and insulation. Two building complete. Bldg 51 started today. 53 is next (11/13).
 - d. SG on Garage Restoration. Garages 7 and 11 selected. Needed to push project start date back due to complex vendor matrix.
 - e. Wash Machines. Did the maintenance as suggested. But issues abound. In response, management has reached out to two different vendors on this. More information will be forthcoming
 - f. Serpentine Walls. Troxler has gotten a response from LAOHR and hope that a decision is forthcoming
 - g. Garage Court Lighting. LP offered new lights are fully selectable in Ct. 7. Walk through and offer input on Ct. 7 lights. Safety Committee is proposing taking the tour with Darwin so they can do assessment to facilitate adjustment.
 - h. Furnace Vent issues. LP presented. Close to completion. This condition exists in all Type 7 buildings. Two furnaces combine in one chimney. VG needs to separate and route the pipes. In Unit A, the pipe case takes up about 2 sf of space. Pipes now reach out to the roof. Need to get LAOHR input on how to "cover" the roof pipes. There is another pair of units that are at the initial stages of this, will happen when either of the two units move to replace a furnace. LC asked what precipitates this? How is VG involved, as VG is paying? These are issues for the Board to discuss when we get there. SG suggested that this needs to go through the attorney and should be discussed in Exec session. VG management, board and legal team need to come up with a plan.
 - i. Window Frame and Escort and Patrol covered already.

10. Committee Reports

- a. LC noted which committee had submitted.

11. Operational Report

- a. LC noted reports submitted.

Adjourn to Executive (8:42pm)

Directors to rejoin at 8:50pm