

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes FINAL
Tuesday, February 28, 2017

DIRECTORS PRESENT: Jerri Allyn (JA); Reuben Ginsburg (RG); Lucy Fried (LF); Ethan Markowitz (EM); Steve Haggerty (SH), Diann Dumas (DD); Cynthia Singleton (CS); Joseph Khoury (JK).

ALSO PRESENT: Sherri Giles (SG), Operations Manager and Martin Briet (MB), Facilities Engineer.

Opened the homeowner comments period at 7:00 pm with 5 directors present.

1. HOMEOWNER COMMENTS

- A. Karen Bragg 5331.5. Court 14 Building 74. Plumbing problems. Poor pressure. Ace Duroflow building.
- B. Columbene Gorton 5274.5. On Communications Committee. Wants to talk to office and board to enhance communications. Wants to replace Claire's efforts. Also wants to help with internal communications. Offered professional assistance.
- C. Dawn Elliot 5174.5. Did not receive records request. Wants Russell Tyner letter to indicate buildings are stabilized. Did not want Steve Keylon to post on Facebook page.
- D. Daniel Milner 5308.5. Thanked board for service. Wants Norma to be appointed to board. The community supports her, 6th most votes, 20 letters endorsing her in the board packet.
- E. Norma Miller 5251. Summarized her work on board: Painting contracts, leaks, recommended a threshold for holding reserves, check signer approval process, reorganizing the office, recruit and hired new staff, laundry survey, job descriptions, delinquencies, dropbox for board packet, new lighting, free lighting sensors, reasonable accommodation process, landscape rfp, pest control, good attendance to board meetings and enforcement committee. Hasn't always been easy to work with, but committed.

2. CALL TO ORDER

called open session to order at 7:13 pm with 7 directors present. (JK not present)

- 3. ADOPTION OF AGENDA:** JA moved to adopt the agenda, LF seconded. Moved Items D and E to when Joe arrives. Passed 7-0

4. BUSINESS

- A. **Approval of Regular Open Meeting Minutes, January 24, 2017.** JA moved to approve, LF seconded. Passed 5-0-2 (CS and DD abstained).
- B. **Approval of Special Open Meeting Minutes, February 4, 2017.** JA moved to approve, LF seconded. Passed 7-0.
- C. **Lien(s) Resolution 17-10, Parcel Number 5025-008-046.** JA moved to approve, RG seconded. CS noted that \$2000 of the fines are parking fines, and they can't be converted to liens. Sherri assured that the lien is only for assessments and special assessments. Passed 7-0.

D. Resolution 17-13: Dawn Redwoods

JA invited Jeffery Mintz to speak for 10 minutes. He maintained that the tree planting was approved by Dan Jensen, and within our rights as an historic property. He also felt that adding new trees would make our forest healthier. LF read the letter from our consulting arborist.

LF moved that we ask Cy Carlberg if the trees can be transplanted on the property.

LF moved to approve, JA seconded. Failed 3-4. JA, LF, SH aye

RG moved that the trees do not belong there. JA seconded. Passed 6-1 (EM nay)

RG moved that we report our decision to Lambert, JA seconded. Passed 7-0

E. Resolution 17-14: Planting and Irrigation Fix, 5383-85, Court 14

LF moved to approve, JA seconded.

RG, JA and CS advised that the landscape professional opinion be included in the plan.

TABLED

F. Resolution 17-15: 2017 Residential Building Painting

EM moved to approve, DD seconded. CS maintained that some of the buildings were painted less than 5 years ago.

EM withdrew motion due to required 30 day review rule board passed for capital projects.

EM proposed tabling painting, but overriding review rule on repiping LOST 2-5 (EM CS Aye)

RG proposed overriding resolution Passed 5-1-1 (EM Nay, CS Abstain)

RG proposed passing painting. Passed 5-1-1 (EM Nay, CS Abstain)

Cost: \$166,709 to budget code 32172 - Painting buildings.

G. Resolution 17-16: 2017 Residential Building Painting – Carpentry Repairs

JA moved to approve, LF seconded. Passed 7-0.

Cost: \$24,830, to budget code: 32028 - Carpentry repairs.

JK arrived at 8:40

H. Resolution 17-17: 2017 Interior Building Repiping

EM moved to approve, JA seconded. Ben proposed amendment that 68A line 6 be removed so that there is no 33% increase if there is a disagreement over the change order.

Passed 8-0.

Cost: \$518,200 to budget code 33020 - plumbing interior project.

I. Resolution 17-22: 2017 Interior Building Repiping - Painting

EM moved to approve, LF seconded. Override 30 day rule like in item H. Passed 8-0.

Cost: \$88,150 to budget code, 33020 - plumbing interior project.

J. Resolution 17-11 Appoint Norma Miller to Open Board Seat

EM moved to approve, CS seconded. FAILED 3-5 (EM, CS, DD aye).

K. Resolution 17-12: Board Election of Ninth Director

RG moved to approve, JA seconded.

EM amended that if needed, we have a runoff vote between the two highest vote getters. Passed 7-1 (CS nay)

Action Item: Make community aware of the opportunity to nominate oneself for the board.

L. Discussion: Board Liaisons for Committees

JA moved LF seconded

JA - DRC, Budget and Finance – EM, Court Council - CS, Cultural Affairs - JK, Tree - SH, Safety - RG, Landscape – Lucy, Communications – DD

Passed – 8-0

M. Resolution 17-18: Revised Escrow Letter

TABLED

N. Resolution 17-06b: Owner Modification Application & Approval Process Change

TABLED

O. Resolution 17-19: Court Council Fair

JA moved to approve, LF seconded. Passed 8-0.

P. Resolution 17-20: Memorial Tree Planting

SH moved to approve, JK seconded. Passed 8-0.

Q. Resolution 17-21: Questions for Arborist

SH moved to approve, JA seconded. JA amended that the questions go to the office for review and they be attached to a proposal to the board.

Passed 8-0.

5. Design Review Recommendations

A. 5531 – Kitchen/Bathroom Remodel

JK moved to approve, JA seconded. Passed 8-0.

6. Correspondence - Board Action Requested

A. Request for Unit Repair Work

Office will write letter denying request.

B. Plumbing Complaint

Resolved

C. Remodeling Complaint

Will be resolved

D. Digital Services for Village Green

Discussed

E. Director Vacancy Correspondence (20 letters)

Reviewed

7. FINANCIAL REPORTS

- A. Financial Statements** - Reviewed and noted.
- B. Treasurer's Report** - Reviewed and noted.
- C. Variance Report** - Reviewed and noted.

8. MANAGER'S REPORT

Proposals for Landscape contracts set for the next board meeting.

Action Item: Sherri to find out if Laundry Revenue is increasing.

9. PRESIDENT'S REPORT

Report: Office of Historic Resources Reviews VG Renovation

JA reported that Giessinger and 3 other commissioners from the LA City Office of Historic Resources visited VG to review a modification request, due to their concerns. Allyn, DRC Liaison, and DiGiulio, DRC Chair, met them at the unit.

The commissions denied a wall removal between the dining and living room - stating important architectural significance in keeping elements of the historical design so that a reference to the original three rooms remained. They approved a wall removal between the kitchen and dining room, explaining these two rooms were of "secondary" stature; the living room is of primary architectural stature.

10. COMMITTEE REPORTS

Minutes and/or reports from the following committees were received and noted: Communications; Court Council; DRC; Landscape; Safety; Tree

- A. Public Thank you, Election Inspectors**

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11. OPERATIONAL REPORTS

The following reports were received and noted:

Arborist Report, Preventative Maintenance Calendar; Parking Enforcement Summary; Garage Rental Report; Work Order Summary; Escort and Patrol Reports

12. INFORMATION ITEMS

- A. None**

13. MEETING ADJOURNED TO EXECUTIVE SESSION at 10:45 pm.

During executive session on February 28, 2017, the board deliberated personnel matters, litigation, matters relating to violations, legal issues, payment of assessments.

The next open session regular meeting is scheduled for March 28, 2017 at 7pm.

Respectfully submitted,

Ethan Markowitz