

**THE VILLAGE GREEN OWNERS ASSOCIATION**  
Board of Directors Regular Open Meeting Minutes FINAL  
Tuesday, March 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 8 directors present (SH by phone)

**1. HOMEOWNER COMMENTS**

- A. David Weisenbloom 5164.5 Spoke in favor of a tree committee planting.
- B. Judith Berkshak 5422.5 Spoke in favor of Deermond Bebo's modification request.
- C. Jim Bouchard 5581 Spoke in favor for Norma Miller for the VG board.
- D. Dawn Elliot 5174.5 Wants letter from Russell- Tyner indicating that her unit is not in danger of structural damage. Asserted that the CLR was not ratified by the board.
- E. Alexandra Lieben 5586 - Concerned about the city's proposed overnight permit parking for Coliseum and Hauser.

**2. CALL TO ORDER**

JA called open session to order at 7:10 pm with 8 directors present.

**3. ADOPTION OF AGENDA:** JA moved to adopt the agenda, JK seconded. Passed 8-0

**4. BUSINESS**

**A. Landscape Company Presentation.**

**Arturo Ayala, Perea Landscaping** – Owner. Spoke about his 60-person, local company and the improvements he hopes to make at Village Green. Discussed responsibilities for each employee, weeding, mulching, trimming, pruning, and other landscape issues. Would never use "Roundup". Will not need to hire new people – just make part-time people full-time.

**George Havai, Greencrew Landcare** – Spoke about his 35-person business background and work history. Explained his passion for his landscaping business. Wants to replace trees. Might use "Roundup" as a last resort. Will hire people he knows for the work.

**B. Approval of Regular Open Meeting Minutes, February 28, 2017.** CS moved to approve, DD seconded. TABLED until next meeting

**C. Candidate Statements and Board Election of Ninth Director.** JA proposed that we conduct candidate statements, community questions, board questions, board discussion, and vote. Winner would server beginning at the end of the current board meeting. JK seconded.

**Cynthia Cyrus** – Discussed her experience as a volunteer and her work history.

**Norma Miller** – Discussed her experience as a volunteer and her work history, and experience on the board.

The community and board members asked questions.

LF – Cynthia, JK- Cynthia, SH – Cynthia, JA, - Cynthia, DD – Cynthia, Ben  
- Cynthia, Cynthia Singleton – Norma, EM – Norma  
Cynthia Cyrus elected to fill the board seat vacated by Anne McGinn

D. **Lien(s) Resolution** - (None)

E. **Resolution 17-23: Landscape Contract** The board votes to choose a vendor, VG lawyer will then create a contract for board review at the next meeting. LF moved to approve Greencrew, DD seconded. Passed 6-1-1 (EM opposed, CS abstain)

F. **Resolution 17-24: 1. Escrow Letter & 2. Owner Modification and Review Process.** LF moved to approve Escrow Letter, JA Seconded. RG amendment: declarations of annexation 2-6, indicate date of the revision of the bylaws and handbook, payment is delinquent if not received by 16<sup>th</sup> of the month. By purchasing at VG, “you are PURCHASING a unit subject to”, strike the word wholesale. DD amendment: limit 1 pet 30 pounds or less. Passed 8-0.

JA moved, RBs seconded Owner Modification JA amended: change example to tankless water heater. CS amended: state “you need a permit” for water heater replacement. EM amended: pg 88, remove “need a dr.’s note”. RG amended: pg 85 “like removing a wall”, “The DRC recommends approval or rejection of all or part.” “The DRC must cite and discuss any potentially applicable HSR decisions.” P 88 “stove hood” goes to needs modification “Kitchen countertop (unless stainless steel or mahogany), and flooring” should be moved to needs modification. Passed 8-0

G. **Resolution 17-27: Electric Car Charging Stations.** EM moved to approve, LF seconded. JK: amendment: strike Rodeo Pl. Passed 5-2-1 (SH and RG opposed) JA Abstain

**JA left the meeting at 10:30pm**

H. **Resolution 17-14: Landscape Planting and Irrigation Fix, 5383-85, Court 14.** DD moved to approve, RG seconded. Passed 5-0-1 (EM abstain, CS stepped out)

I. **Resolution 17-25: East Green Replanting Schedule.** TABLED (Discussing with the arborist)

J. **Resolution 17-26: Tree Mulching Event.** RG moved to approve, DD seconded. Passed 7-0

K. **Discussion Item: Electronic Work Order System Status.** TABLED

5. **Design Review Recommendations**

A. **5422.5 – Kitchen/Bathroom Remodel, Recessed Lighting, Electrical Outlet-Balcony.** EM moved to approve, RG seconded. Passed 7-0.

**RG left the meeting at 10:43**

**SH left the meeting at 10:44**

B. **5332 – Bathroom Remodel, Electrical Work, and Upgrade.** DD moved to approve, CS seconded. Passed 5-0

C. **5505.5 – Gas Line Addition.** JK moved to approve, DD seconded. Passed 5-0

6. **Correspondence - Board Action Requested**

A. None

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**

Reviewed and noted.

**9. PRESIDENT'S REPORT**

JA not present

**10. COMMITTEE REPORTS**

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

**A. Budget and Finance: Approval of Membership and Officers**

**B. Communications: Approval of Membership and Officers**

**C. Cultural Affairs: Approval of Membership and Officers**

**D. DRC: Approval of Membership and Officers**

**E. Landscape: Approval of Membership and Officers**

**F. Tree: Approval of Membership and Officers**

**Approve all new members: JK moved to approve, seconded CS passed 5-0**

**Approve all new chairs: JK moved to approve, seconded EM 5-0**

**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 11:15 pm.

During executive session on March 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 April 25, 2017 at 7pm.

Respectfully submitted,

Ethan Markowitz