

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes FINAL
Tuesday, April 25, 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); Cynthia Cyrus (CC).

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

Opened the homeowner comments period at 7:03 pm with 8 directors present. (JK not present)

1. HOMEOWNER COMMENTS

- A. Jeff Clark 5142 – Requested that the Tree Committee receive the arborist reports. Does not want Tree Committee budget for removal of the Dawn Redwoods. In support of recording the meetings.
- B. Dagmar Buck 5134 - Support recording the board meetings.
- C. Dawn Eliot 5174 ½ - Support recording of the board meetings. Called security to ask them not to ticket her car at night, but they refused. Wants letter from Russell Tyner to be shared with homeowners. Shocked at how Norma was treated at last board meeting.
- D. Teresa Thompson 5434 – Does not want us to remove the Dawn Redwoods. Better to leave them.
- E. Nat Hutton 5559 – Invite board and community to attend next Court Council meeting. Developer for the Crenshaw project (including Kaiser hospital) will give presentation.
- F. Michelle Miksell 5188.5 – Thank you for re-piping her building. Manager for multi-family recycling program for city of LA. Aware of certain aspects of the program that Village Green can take advantage of.

2. CALL TO ORDER

JA called open session to order at 7:14 pm with 8 directors present.

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

4. BUSINESS

- A. **Approval of Regular Open Meeting Minutes, February 28, 2017.** EM moved, JA seconded. Passed 8-0
- B. **Approval of Regular Open Meeting Minutes, March 28, 2017.** JA moved, RG seconded. Passed 8-0
- C. **Resolution 17-29 2016 Audit Acceptance and Approval.** SH moved, JA seconded. Passed 8-0
- D. **Discussion Item: Civil Code 5500 Quarterly Compliance.**
- E. **Resolution 17-30: Landscape Contract.** JA moved, LF seconded. RG “all appropriate expenses of THE WORKERS” “Invoices shall be submitted before the 7th day of each month” 2.5.1 “With or without cause”. 2.5.3a “Seven days written notice from the CONTRACTOR” DD 6. “liens” at end of sentence. LF Add an anti-discrimination section. See some wording “obey all relevant laws” 8. “except

when overtime is mutually agreed to” 9. “no smoking” should be put in miscellaneous section. CS 2. Work orders need to be vetted by the office. 2. Mowing twice, but sometimes we will want once. Passed 7-1(EM) as amended. Approved \$384,000 from budget code 64070-Grounds Maintenance

- F. **Resolution 17-31: Office of Historical Resources: Dawn Redwood Planting.** LF moved, SH seconded. LF amended that we add “in reserve” add “after aggressive” to “tree replacement”. SH replace “a majority” with “some”. RG strike “from our attorney” RG insert “In light of the Carlberg report, the Board has determined that the redwood plantings were inappropriate and should not have been approved. The Board will review future tree plantings more carefully to ensure that they are consistent with our historic landscape.” Passed 8-0.
 - G. **Resolution 17-32: Soil Amendments Purchase.** LF moved, DD seconded. Passed 8-0. LF explained that there were too many weeds, irrigation bad. Approved \$100 from budget code: 64120-landscape contract extras.
 - H. **Discussion Item: Election Challenge Procedure.** RG summarized procedure.
 - I. **Discussion Item: Owner Use of Patio / Clubhouse Furniture.** LF and RG wanted DRC to investigate best uses for patio before recommended specific items.
 - J. **Resolution 17-24: Distribution of Revised Escrow Letter and Unit Modification Application.** JA Proposed SH seconded. Passed 8-0.
- 5. Design Review Recommendations**
- A. **5384 Kitchen Remodel.** JA moved to approve, EM seconded. Passed 7-1 (RG opposed).
 - B. **5384 Tankless Water Heater.** LF moved to approve, JA seconded. Passed 8-0.
 - C. **5384 Half Bath Addition.** EM moved to approve, LF seconded. Passed 8-0.
 - D. **5384 Open Walls: Dining/Living & Dining/Kitchen.** JA moved to approve, EM seconded. Passed 7-1. (RG opposed).
 - E. **5384 Bathroom Remodel.** JA moved to approve, EM seconded. Passed 8-0.
 - F. **5178 Bathroom Remodel.** JA moved that we table upon further investigation into the cause of the shower leak, EM seconded. Passed 7-0-1 (CS).
 - G. **5323 Electrical Upgrade & Insulation Installation.** JA moved to approve, EM seconded. Passed 8-0.

JK arrived 8:40pm

- H. **5410 Insulation Installation.** JA moved to approve, CS seconded. Passed 8-0. (RG stepped out)
 - I. **5326.5 – Iron Gate.** JA moved to approve, CS seconded. Passed 9-0.
- 6. Correspondence - Board Action Requested**
- A. **Resident Request to Host Event on Main Green.** Reviewed and discussed. By consensus approved.

CS commented that a letter complaining about a resident renting their unit on Air BNB was not included in the Board Packet, and that this resident cut a vent in the wall.

7. FINANCIAL REPORTS

- A. **Financial Statements** - Reviewed and noted.

- B. Treasurer's Report** - Reviewed and noted. SH mentioned that garage fines are increasing. Joe and Ben offered to make calls to people with delinquent garage fines.
- C. Variance Report** - Reviewed and noted.

8. MANAGER'S REPORT

In regards to Russell-Tyner Report, JK suggested that the statement "The building is structurally sound" from the original report be added to the letter. EM seconded. Passed 9-0
In regards to Electric Vehicle Charging Station, EM proposed that Martin be given an extra 30 days to provide recommendations. JK seconded. Passed 8-0-1 (JA abstained)
Action Item: SG to report on whether or not the new laundry machines are increasing revenue.

9. PRESIDENT'S REPORT

Reviewed and noted. JA indicating that she is putting finishing touches on Escrow letter and letter to Lambert.

10. COMMITTEE REPORTS

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

A. Communications

B. Court Council: Court Representative, Updated Roster . JA proposed, SH seconded. Passed 9-0

C. DRC: Note: Correction re:Officers. JA proposed, SH seconded. Passed 9-0. Note from JA.

D. Landscape: March walkaround notes and punch list.

E. Safety.

F. Ad Hoc Community Relations: Flyer

G. Tree. SH proposed that the Tree Committee receive the arborist report Monthly (passed 9-0), Access to Arborist new tree labeling system (tabled), any cloud-based tools that Arborist will be providing to Village Green (tabled).

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 9:37 pm.

During executive session on April 25, 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 May 23, 2017 at 7pm.

Respectfully submitted,

Ethan Markowitz