

THE VILLAGE GREEN OWNERS ASSOCIATION
Board of Directors Regular Open Meeting Minutes
Tuesday, May 27, 2015

DIRECTORS PRESENT: Jerri Allyn (JA), President; Steve Haggerty (SH), Treasurer; Claire Joyce (CJ), Secretary; Ethan Markowitz (EM); Reuben Ginsburg (BG); Norma Miller (NM); Lucy Fried (LF).

EXCUSED: Joseph Khoury (JK), Vice President; Malcolm Carson (MC).

ALSO PRESENT: Sherri Giles (SG), Interim General Manager

JA opened Homeowner Comments period at 7.00pm.

1. HOMEOWNER COMMENTS

- A. 5349 ½ Mr. Kolp commented on a parking fine and was added to executive session fine appeals.
- B. 5563 Marilyn Lavender commented on loud neighbors.
- C. 5363 Sue Hausmann commented on the escort & patrol report and hiring a management company.
- D. 5174 ½ Dawn commented on hiring a management company and the manager.
- E. 5274 Diann Dumas commented on VG lighting.
- F. 5211 Cynthia Singleton commented on the escort and patrol report and patio leveling during sewer work.
- G. George Rheault commented on the agenda and the manager.

2. CALL TO ORDER

JA called open session to order at 7.19pm with seven directors present.

2A. ANNOUNCEMENT: JA read a statement by former general manager Peter Fay, announcing his resignation.

3. ADOPTION OF AGENDA: with one fine appeal added to Executive Session. LF moved, SH seconded. **Passed 6-0-1.** (Abstain: EM).

4. BUSINESS

A. Approval of Regular Open Meeting Minutes April 28, 2015 with four ammendments. JA moved, LF seconded. **Passed 7-0.**

B. Resolution 15-64. Lien. JA moved to approve the recording of a lien against Assessor's Parcel Number 5025-007-089, SH seconded. **Passed 7-0.**

C. Resolution 15-59. Management.

A. JA moved to accept the resignation of General Manager Peter Fay, effective Friday May 22, 2015. BG seconded. **Passed 7-0.**

B. JA moved to appoint Assistant Manager Sherri Giles as Interim General Manager, effective immediately. An announcement of the change in management will be made via Highlights. SH seconded. **Passed 7-0. Action Item LF.**

D. Resolution 15-60: Transition Period Items.

A. Resolution: JA moved that the Board establishes an executive committee of JA, SH and NM for transition, to work with the office during the interim management period. SH seconded. After discussion, **passed 7-0.**

B. Resolution: JA moved that the Board establishes an executive committee of EM, NM and BG to review recent management and Board performance and to evaluate various organizational structures, CJ seconded. After discussion, **passed 7-0.** The committee will call a meeting to report within three weeks. *Action item EM/NM/BG.*

C. Resolution: JA moved that the Board assist the office with their correspondence. LF will serve as a clearing house for correspondence, with the assistance of fellow directors, EM seconded. **Passed 7-0. Action Item LF.**

E. Resolution 15-63. Auditor. SH moved to approve signing the proposal from Creighton Tevlin, CPA to conduct an audit in 2016 for the 2015 financial year and to prepare the Association's 2015 tax returns for a cost of \$7,500 and budget code 61010- Audit/Tax Expense. BG seconded. After discussion, **passed 7-0. Action item SG.**

F. Resolution 15-62. Tree Planting. JA moved the Board authorize JA, J. Mintz, G Brooks, M. Fielding, S. Keylon and J. Chisari as a working group for tree planting assistance for a period of 8 months (June 2015-Jan 2016) to develop a collaborative and coherent approach to tree planting and replacement which will consider the entire landscape in each court and open green when proposing sites for planting the next round of approximately 50 trees throughout the VG (budgeted in 2015). They will reference original Barlow and Winans landscape designs, with an option to consider other guidelines such as the National Historic Landmark, Dept. of the Interior, National Park Service, the CLR and the VG Masterplan circa 1980s. SH seconded. After discussion, **passed 7-0.**

G. DRC Chair Appointment. JA moved to approve Wendell Conn as chair of the Design Review Committee. SH seconded. **Passed 7-0.**

H. Court Council Initiated Resolution 15-65. Water Conservation Event. CJ moved to approve a water conservation event, sponsored by Court Council on July 18. It will be added to the Highlights calendar section. JA seconded. **Passed 7-0. Action Item LF.**

I. Resolution 15-61. Clubhouse Event. CJ moved the Board to approve the use of the clubhouse for a meeting of parents and representatives of Baldwin Hills Elementary School in June. SH seconded. **Passed 7-0.**

J. Pest Control Update. The executive committee of CJ and NM gave an update on their research into low toxicity/organic and traditional pest control services. After consideration and discussion, LF moved to allow residents to choose between low toxicity and traditional chemical pest control in treating their own unit, NM seconded. **Passed 6-0-1.** (Abstain: JA). Communication of this option will be necessary with our current vendor (Strategic) and residents requesting service. *Action Item SG.*

5. DESIGN REVIEW RECOMMENDATIONS

A. None

6. CORRESPONDENCE – BOARD ACTION REQUESTED

A. 5174 ½ Cracks in Walls.

B. 5277 Pipe Intrusion. Resolved per SG.

C. 5217 Laundry Room Key: After discussion, JA moved that the manager get a proposal for the cost to rekey the laundry room locks and resident keys. EM seconded. *Action Item SG.*

D. 5235 Wall Repair. Resolved per SG.

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 discussed, including the following items requiring further action:

A. SG reported the well status as installed and running as of May 26 so no longer using city water.

BG requested manager report on cost of city water use when all bills are in. *Action Item SG.*

9. COMMITTEE REPORTS

Minutes and/or reports from the following committees were received and noted:

Court Council; Design Review Committee; Landscape Committee; Safety Committee; Ad Hoc Arborist Committee.

A. JA requested that the Landscape Committee develop a proposal for turf removal on the perimeters, as directed previously. *Action Item LF/MC.*

B. JA requested board liaisons remind committees to review the new bylaw article VII on committees and to submit a list of eligible committee members by June 1. BG suggested confirmation of committee members be an agenda item at the next meeting to allow resident input. *Action Item – all directors.*

10. OPERATIONAL REPORTS

The following reports were received and noted:

Preventative Maintenance Calendar; Parking Enforcement and Towing Summary; Garage Rental Report; Work Order Summary; Escort and Security Reports.

Safety Committee will assist in communicating with Escort and Patrol regarding their reports. *Action Item EM.*

11. INFORMATION ITEMS

A. Record Requests– 4 received

12. MEETING ADJOURNED TO EXECUTIVE SESSION at 8.52pm by JA.

During Executive Session on April 28, 2015, the Board deliberated personnel matters, litigation, matters relating to violations, legal issues, payment of assessments and formation of contracts.

During Emergency Executive Session on May 13, 2015, the Board deliberated personnel matters.

Respectfully submitted,
Claire Joyce, Secretary