

The Village Green Owners Association
Regular Open Board of Directors Meeting
5300 Obama Boulevard, Clubhouse

Tuesday, October 22, 2024

AGENDA

1. **HOMEOWNER COMMENTS: (Limited to 3 minutes each)** 7:00
2. **CALL TO ORDER FOR OPEN SESSION** 7:30
3. **ADOPTION OF AGENDA:** The purpose of the agenda is to conduct regular association business.
4. **BUSINESS**
 - a. Approval of Regular Open Meeting Minutes, September 24, 2024 7:30
 - b. Lien(s) Resolutions - None
 - c. Resolution: Holiday Meetings Schedule
 - d. Resolution: Approval of 2025 Operating Budget, 20% Assessment Increase, and 2025 Reserve Spending Plan 7:30
 - e. Resolution: eUnify Management Software 7:50
 - f. Resolution: Installation of Electrical Remote Take-off 7:55
 - g. Resolution: Electrical upgrade project lessons learned Documentation 8:05
 - h. Resolution: Annual Roof Cleaning
 - i. Resolution: Legal Counsel Regarding Unit Modifications Impacting Common Areas
 - j. Resolution: Revision of Vehicular Noise and Speed Handbook Provision
 - k. Discussion: Garage Court Lighting
 - l. Information: 2025 Election Calendar
 - m. Quarterly Compliance: Civil Code §5500 - 3rd Quarter
5. **DESIGN REVIEW RECOMMENDATIONS**
 - a. 5327.5 Bathroom Remodel 8:10
 - b. 5505.5 Kitchen Remodel
 - c. 5505.5 Washer/Dryer Installation
 - d. 5595 Mini-Split Installation
6. **CORRESPONDENCE – BOARD ACTION REQUESTED**
 - a. Correspondence re: Holiday Giveaway Request
 - b. Correspondence re: Association Expenses
 - c. Correspondence re: Tree Limb Failure Concerns
7. **FINANCIAL REPORTS**
 - a. Financial Statements 8:20
 - b. Treasurers Report
 - c. Variance Report
8. **MANAGER'S REPORT** 8:25

9. COMMITTEE REPORTS

- a. Budget & Finance Committee: Chair: Michael Schiavoni, Liaison: Claire Knowlton
- b. Communications: Chair: Marie Germaine, Secretary: Rotating Secretary, Liaison: Daniel Millner
 - i. September Minutes

- c. Court Council, Chair: Nat Hutton, Vice Chair: Regina Bryant, Secretary: Jordan Moore, Liaison: Ashley Fondrevay
- d. Cultural Affairs Committee: Chair: Allison Grover-Khoury, Secretary: Jenni Sherwood, Liaison: Avelene Schodorf
- e. Design Review Committee: Co-Chairs: Wendell Conn & Susan DiGuilio, Secretary: Taylor McDaniels Liaison: Haleh Shoa
- f. Safety Committee: Liaison: Steve Haggerty
 - i. September Minutes

- g. Tree & Landscape Committee: Chair: Reba Glover, Secretary: Rotating, Liaison: Laura Civiello
- h. Ad Hoc Community Relations: Nat Hutton and Cynthia Singleton

10. OPERATIONAL REPORTS

8:35

- a. Arborist's Report
 - b. Preventive Maintenance Calendar
 - c. Parking Enforcement
 - d. Garage Rental Report
 - e. Work Order Summary (Provided Digitally)
 - f. Landscape Maintenance Report
 - g. AVWS Revenue History Summary
 - h. Escort and Patrol Reports
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11. INFORMATION ITEMS

12. ADJOURNMENT TO EXECUTIVE SESSION

8:40

To deliberate litigation, matters relating to the formation of contracts with third parties, member discipline, legal issues and payment of assessments.