



Garden Villa Association
Representing Residents of All 3-Story Buildings

Governing Board Meeting

June 22, 2023

Minutes

1. We are in need of a secretary! Please contact Stuart Hack (gvalwv@gmail.com) to volunteer.
2. Treasurer Report:
 - a. There is approximately \$1600 in the account. This is used mainly for dues to GRF for the meeting room, new building captain training and for printing.
3. Residential Rules Committee:
 - a. The new board is reviewing all existing rules in an attempt to minimize rules and to update them.
 - b. Stuart and Teresa are Advisors to this committee, representing GVA interests and the general interests of the community.
 - c. The Residential Rules Committee is in the process of revising BBQ rules for the community. The direction it is headed in is to have no rules, only suggestions for safe use. Current BBQ rules contain specific provisions for 3-story buildings; only electric grills permitted on balconies and no other type grills within 10 feet of a wall or ceiling. Current rules also do not allow charcoal grills in the community. These rules include a grandfather provision as of the issue date of the rules for existing BBQ's at the time.
 - d. A motion was made by the GVA Board to instruct the Residential Rules Committee that, for the protection of 3-story building residents, the GVA requests that the revised rules state that for 3-story buildings:
 - i. No charcoal grills are permitted in or near 3-story buildings
 - ii. Only electric grills are permitted on balconies
 - iii. Propane grills must be 10 feet from any wall and/or ceilingNote: This motion was approved by a vote of 6 in favor and 2 opposed.
4. Third Mutual Proposed 2024 Budget:
 - a. Replacement of all recreation room windows was not included in the budget, but it was offered as an option to consider. It will cost \$195000 – GVA recommendation, do this over time and begin with the worst ones first.

- b. Gutter Cleaning – GVA recommendation, would like to be done twice per year
 - c. Laundry Equipment – Whirlpool machines are being purchased and will be the replacement machine as the current ones become no operational.
 - d. Would like the following added to the budget for Garden Villa buildings:
 - i. Painting mailrooms
 - ii. Air conditioning and heater units
 - iii. Faux grass replacement on 1st floors
 - e. Large building number signs are supposed to be installed when exterior of buildings are painted. We are finding that, that is not happening.
 - f. Garage water seepage issues – Do we want to hire a structural engineer for \$25,000 to do survey? GVA voted yes, but would like engineers to do their evaluation after there has been substantial rain.
5. M&C Committee Report
- a. Please have your building captains fill out the survey that Stuart emailed.
6. Third Board Candidate interviews:
- a. Nominations close 7/20/2023
 - b. Meet the Candidates 8/18/2023 – *Please plan to attend*
 - c. Ballots mailed – 8/20/2023
 - d. Ballots due back – 9/28/2023
7. Program for 7/11/2023 General Membership Meeting
- a. Mark Laws, Third Mutual President will speak on Third Mutual finances and budget procedure for 2024.
8. GVA Fundraising
- a. Has been successful
 - b. Jim will not be at the meeting on the 11th and Ro Kendall, 2400 co – building captain has volunteered to run the raffle
9. Program ideas for 9/14/2023 General Membership Meeting
- a. Sheriff's Department
 - b. Fire Department
 - c. Mayor
 - d. In depth insurance review