

MEETING OF GARDEN VILLA ASSOCIATION BOARD OF DIRECTORS
APRIL 27, 2023

Attendants:

Stuart Hack, Cindy Baker, Sharon Molineri, Marti Mangan, Lynn Jarrett, Gail Berra, Theresa Keegan, Jim Southworth, Lorna Seung, Laurie Bereny, Hury Pezeshki (BC), SK Park (member Third Mutual Board, Rec Room Committee of Third Board)

The meeting was called to order by Stu Hack. He introduced Lorna Seung as the new Recreation Room Advisor. Stu noted we still do not have a Secretary; called for volunteer for the position. None.

Sharon Molineri, Treasurer:

We have approximately \$1500 in our account. Received \$95 from the 50/50 drawing at last General Meeting.

Building Captain Workshop.

Fifteen attendees. Workshop directed by Marti Mangan and Theresa Keegan. We have run out of manuals, but most info is sent out electronically, anyway.

BBQ's in three-story buildings.

Extensive discussion of the issue. The currently recommended rules will not be finalized until GVA has been able to review and give feedback. Many points of discussion and opinions.

Summary of general agreement on the rule for three-story buildings:

- a. Electric grill only on balconies
- b. No BBQ allowed in an enclosed area, including balconies
- c. On common area walkways, allow electric and propane grills, providing the grill is at least ten feet from a wall or ceiling and not in the way of an access path to a manor.
- d. No charcoal grills.

Procedures for reporting water leaks.

There are plumbers on duty on the weekends, but the number is limited and they always have many emergencies to which they must respond. During weekend, need to call Security.

Hard flooring on 2nd and 3rd Floors

Architectural Committee considering permits for installation of hard flooring on 2nd and 3rd floors. Would include noise guidelines. We currently have a guideline for materials for sound proofing that should be used, but there is currently no requirement to obtain a permit and no inspection by Third Mutual or the City of Laguna Woods. The change that the Architectural Standards Committee is working on is to add these requirements.

Solar Panels

Issue is that there is only so much space on the roof of each building to share for panels for solar. How it would be allocated is an issue. Item for future discussion.

Cart Thefts

Stuart will participate in legal issue against perpetrator of recent golf cart thefts.

Washer/Dryer units in our manors.

The Chairman of the architectural Standards Committee will be the guest speaker at the General Membership meeting on May 11 and will address this along with other pending

changes that affect residents of three-story buildings. Member encouraging this new procedure agrees that only LW plumbers should be allowed to work on our common pipes. We have not yet been informed of the specifics of electrical load on the building.

Upcoming election to the Third Mutual Board.

If there is more than one person vying for a position on the Board, GVA traditionally has hosted a Q&A for each of the candidates. Normally done in August.

July General Meeting

Stuart suggested Mark Laws as the speaker for July General Meeting to go over budget process. Unanimous agreement.