

## MEETING OF THE GOVERNING BOARD OF THE GARDEN VILLA ASSOCIATION

FEBRUARY 27, 2025

BOARD MEMBERS PRESENT: Stuart Hack, Ro Kendall, Cindy Baker, Shel Mende, Jennifer Hsu, Teresa Keegan, Tom Stacy,

Also present: Janet McMahon, Moon Yoon, Third Board member, David Gorevitz (GET SIGN IN LIST FROM janet)

Stuart called the meeting to order. Minutes of the last meeting have been distributed and approved.

Treasurer's Report - currently have \$1945.57 balance.

### **President's report:**

Discussion of potential dangers in case of fires. As three-story buildings, if one unit is affected, all units are affected. We have elderly and disabled seniors - some on upper floors who would be difficult to evacuate without elevators. Discussion of the fire pulls in the buildings and whether or not ALL have connection to the alarm service who would call the Fire Department. The FD will be speaking to us in May; issue tabled until that time when we can confirm. Question about brush clearance near our buildings. Stu noted that this is an ALL-VILLAGE issue, not just GVA. Current programs are working toward more fire tolerant plantings and effective watering systems.

### **Committee and Third Mutual Board Reports:**

1. Architectural: Revision re A/C and Heat Pumps to a new standard
2. Maintenance & Construction:
  - a. We need someone living in a GV building to attend this meeting, in addition to the current rep who lives in an LH21.
  - b. David Gorevitz, resident/member of GVA is an Advisor to this committee.
3. Third Mutual Board Meeting:
  - a. proposed new flooring requirements has been sent back to Architectural Committee.
  - b. Underground parking water intrusion engineer's report - not yet presented.
  - c. Railings at 3-story buildings with sloped walkways -currently determining how many buildings need railings and required budget for same.
  - d. Next M&C meeting will be March 3 for this issue
4. Residential Rules - Extensive discussion of power for EV's. Many issues, but our position is this is a matter for Third Board to create a committee on this issue.
  - a. Third Board - report has been sent to BC's.

- b. Rec Room - No meeting, but Stu noted that we do NOT have a vote. We do have some Third Mutual Board members on this committee who live in 3-story buildings. We now have two advisors to this committee. No longer can have 3.

**Old Business:**

- c. Speaker for March 13 General Meeting will be Dennis Cafferty from the El Toro Water District.
- d. Annual building contributions to Garden Villa Association fund. Currently, 15 of the 93 buildings have contributed. We are asking \$1 per person or \$25 per building. Discussion about whether or not we need it now. While we have no current or specific needs, we still need to be prepared for issues that arise about our buildings. We will send another letter out to BC's for the residents discussing reasons and needs.

**New Business:**

1. Building 3243 issue. The Resident Rules Committee has requested a position from GVA Board. Concerns are that residents are ignoring rules and abusing Building Captains when they are reported. Extensive discussion of what guidelines should be for animals urinating and defecating around the buildings.
  - a. Motion made and passed to ask Third Mutual board to pass a resolution to prohibit pet urination and defecation on common area inside 3-story buildings and within 10 feet of the exterior of 3-story buildings.
2. The speaker for May General Meeting will be from the Fire Department.
3. Resolution was made to create a method of collecting 3-story building resident service request tickets for tracking. Will create an email to resident services copy to GVA for this purpose. Resolution passed.
4. Building Captain training will be May 1, 10 a.m. - noon. Location to be determined.
5. Dr. Yoon requested time to discuss
  - a. Rec Room issues.
    - i. Is there a better way to use these rooms?
    - ii. Are they cost effective?
    - iii. Asked for feedback on ways various buildings utilize these rooms.
  - b. Looking into coin vs. card payment system for washers and dryers
  - c. Re water intrusion, general complaints and discussion. The report should be given soon, even though it appears it does not cover all of the drainage issues into the garage levels.

NEXT GENERAL MEETING - MARCH 13, 10 A.M. IN CLUBHOUSE 5 MEETING ROOM. NEXT  
GVA BOARD MEETING - APRIL 24, 4 P.M. BUILDING 2386, REC ROOM.

Meeting adjourned at approximately 5:20 p.m.

Cindy Baker

Secretary