

GVA BOARD MEETING MINUTES

August 22, 2024

PRESENT: Stuart Hack, Cindy Baker, Ro Kendall, Laurie Bereny, Lynn Jarrett, Theresa Keegan, Gail Berra Absent: Jim Southworth, Sharon Molineri, Sheldon Mende

Stuart opened the meeting at 4:00.

Minutes of the previous meeting (June 27, 2024) were approved.

Treasurer's Report: Approved

PRESIDENT'S REPORT

1. Stuart appeared on Channel 6 on July 17 to present the GVA. Would like to do more of this for exposure on the effect this association has on the good of three-story buildings.
2. Third Mutual Proposed 2025 Budget
 - a. Looking into user pricing on laundry equipment and the most effective way to provide this service. Dependability of the machines is the most important issue.
 - b. Looking into alternatives to pipe relining. Costs have increased 50% over recent years. The proposed budget cuts \$1 million from this item. The funding comes from reserves, so does not directly affect the monthly assessment.

The board has a strong concern of whether lining the pipes is the best way to go. Only four buildings are scheduled for 2025. It will take about 15 years to complete the program because of the high cost and capacity of vendors. The Board wants to make sure this is the best way to go. VMS M&C staff provided a comprehensive analysis of the alternatives and recommended continuing the program. The third Board asked VMS to get back with answers to additional questions they have.

Here are the alternatives presented by VMS:

- Replace the pipes - cost is very high, higher than lining them and requires residents move out while being done
 - Ream out the pipes - that costs less but shortens the life of the pipes, has to be done repeatedly and ultimately results in having to replace the pipes
 - Lining the pipes with epoxy (as is currently being done) - extends life of pipe 20-30 years and has minimal imposition on residents
- c. Reserve funds issue caused by new prior-to-paint landscape program.
 - Instead of covering up plants, then uncovering and replacing damaged plants, now all plantings are removed prior to painting, and a new draught tolerant, fire-resistant landscape is installed after completion of building painting. This program saves lots of money in the long run but requires a large short-term capital investment. That capital investment negatively affects the state-

mandated reserves funding, requiring contributions to reserves added to 2025 budget.

- d. Reserves are invested in layered T-bills, currently producing an almost 5% yield. Returns on reserves during prior years were much lower. A \$250,00 or so tax on the on the reserves investment income has caused some of the increase in monthly assessments in the proposed 2025 budget
3. Proposed GVA changes
 - a. We have too few people doing the majority of work on GVA. We need more people involved and need to involve more in the duties required. Stuart prepared “2024 Proposed GVA Job Descriptions” (attached) for the current Board positions plus additional positions and standing committees.
 - b. Stuart suggested we employ the Bylaw provisions for electing up to 3 Building Captains as voting members of our board to add youth and energy to the Board.
 - c. A motion was made and carried for Joe Camera to join the Board as a Building Captain.
 4. At the next GVA Board meeting, elections will be held for all officer positions and 2 more Building Captain positions on the Board. We will have a Nominating Committee headed by Shel Mende.

THIRD MUTUAL COMMITTEE REPORTS

Reports for Architectural, Finance, Residential Rules and Third Board have been previously distributed. Cindy presented the Landscape report for August.

OLD BUSINESS

1. September 12 General Membership Meeting speaker will be Stuart discussing the insurance needs of residents.
2. Building Captain’s Manual - is now online thanks to Laurie Bereny. It is downloadable. The forms for “New Residents” cannot be filled in online. BCs can request these forms in Word file format from Laurie until we find a better way to provide them.
3. Electrical outages in buildings due to car/cart charging. Third Board M&C Committee is looking into this. Every building has different electrical configurations making procedures more difficult.

NEW BUSINESS

1. Third Mutual Candidate interviews were completed. The candidates GVA will be supporting are: Egon Garthoffner, Ruth Johnson, and Robert Mutchnick.
2. For the November 14 General Membership meeting, Animal Service Officer, Justin Toguchi will be discussing the coyote issue.

Prepared by Cindy Baker