



Garden Villa Association

Representing Residents of All 3-Story Buildings

General Membership Meeting of September 8, 2022

Summary

GVA Officers Present: President Marti Mangan, 1st Vice President Stuart Hack, Secretary Bonnie Colling, Treasurer Sharon Molineri, GVA President Emeritus and Region 8/9 Representative Lynn Jarrett, Region 1 Co-Representative Gail Berra, and Region 2 Co-Representative Ed McGill, Region 4 Representative Cindy Baker, and Region 7 Representative Pam Murray.

Third Board Directors Present: Director Nathan Lewis and Director Donna Rane-Szostak

Audience participants: 42

1. President Marti Mangan called the meeting to order at 10:00 a.m. and welcomed all.
2. Announced GVA is asking for a contribution of \$24 from each building to replenish funds needed for operating expenses (GRF club fee, room rental, Building Captain Guidebooks and photocopy needs).
3. Introduced guest speaker Baltazar (Bart) Mejia, Assistant Director of Maintenance and Construction, VMS. Director Mejia oversees Capital Projects, Manor Alterations and Damage Restoration divisions, in addition to Solar Generation and Energy Programs. Director Mejia presented information pertaining to Manor Alterations and Damage Restoration and Energy Programs.
 - A. Manor Alterations and Damage Restoration
 - Primary actions taken to eliminate 3-4 month backlogs caused by covid shutdown and employee vacancies
 - Streamlined processes between Staff and 3d Mutual has expedited staff actions.
 - Relieved Staff from responsibilities that LW City are required to perform.
 - Studying Standards to assure no more than applicable requirements are met.
 - Emphasized the #1 resale difficulty is because sellers request the first inspection too late. He emphasized, when selling, request the first inspection as early as possible to accomplish all requirements for escrow to close on time. Asbestos abatement, in particular, is a slow process.
 - B. Energy Program
 - Solar Panels are profitable but at this time the initial investment is being paid.
 - Electrical car charging stations
 - Clubhouses are being studied as potential stations.
 - Electrical infrastructure in Garden Villas is not sufficient and too expensive to change to 240 volts.
 - C. Fielded a lengthy Q & A session.
4. Eileen Paulin, VMS Director of Media & Communications, presented information regarding our garbage areas and the Organic Waste Recycling program.
 - Lawn clippings are not to be placed in bins. Lawn clippings are picked up every Friday by Landscaping. Call Resident Services for this service.

- Our garbage area will be power washed
- CR&R will inspect green bins to ensure they are serviceable (no holes).
- CR&R will change out garbage and recycle bins and replace with lower bins.
- Green biodegradable bags are available at most stores and on Amazon. They are a more efficient way to gather and transport organic waste to the bin. Dispose of soon as these bags will break down

5. Announced next meeting: Thursday, November 10, 2022, at 10:00 a.m. CH5, Room 1.

6. Adjourned at 11:30.

Respectfully submitted,

Bonnie Colling

Secretary

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