

NOTES FROM THE GVA BOARD MEETING – FEBRUARY 23, 2023

1. The meeting commenced at 4 PM in the building 2403 Rec Room
2. GVA president Stuart Hack introduced new Regional Reps, Laurie Bereny and Bill Cowen who have taken over Regions 8 & 9. Laurie mentioned that are looking for Building captains for 6 Buildings. We discussed contacting Ethnic Clubs to recruit ethnic BC's.
3. A request for a new Secretary was made but no one volunteered. Pam Murray agreed to take notes for this meeting.
4. Stuart made an additional request for someone to cover M & C Meetings as a backup to him. No one volunteered.
5. Treasurer's Report- Current balance \$1,150.00 with an additional amount to deposit to equal approximately \$1200.00.
6. Current M & C Issues:
 - a. The status of water in the subterranean garages was discussed but nothing has been figured out as to why we have this issue.
 - b. We discussed the current procedures for reporting water intrusion, and it is not great. Resident Services is very hard to get through to, to report the problems and getting someone out right away sometimes is difficult. No good procedure is in place.
 - c. Noise and annoyance issues regarding flooring were discussed. The Architecture Committee is currently evaluating whether or not to require a permit to replace flooring for the 2nd and 3rd floor units and how to prevent excessive noise due to flooring.
 - d. The proposed rule change to allow manors to install washers and dryers was discussed. Stuart provided a list of issues and questions, attached to these minutes. We discussed the pros and cons of having Washers & Dryers in units and what the possible costs would be to the homeowner. Bart Mejia from VMS was at the meeting and questions were asked of him as to what would be involved. He told us that the resolution requires protection against leaks and minimizing noise. Certification will be required that the stack of pipes in the building section of the installing manor are clear and can handle the additional water flow. The cost of the certification is borne by the installing manor. If the stacks are not clear, the installing manor must pay to have them cleared.

David Gorevitz of 4009 was at the meeting and he told us that he was the one spearheading allowing the owners to install Washers & Dryers in the individual Manors. We talked about what the responsibility of the owners would be if the pipes are already lined versus not lined. Owners would have to hire their own plumbers to analyze. The cost could be considerable to install. Possibly \$15K - \$20K. It was reported that there are 1405 buildings to have the pipes lined and there are still 1196 left to go.

It was suggested consideration be given to the risks of using outside plumbers to clean the stacks and install the washing machines. To protect the building and make sure the entire installation is done to Third Mutual requirements, it would be best to require VMS staff to do it.

The process to pass a resolution by Third Board is that first the proposed resolution is introduced at an open Third Board meeting. If it is passed, a 28 day notification period is set for

residents to comment. At the next month's Third Board meeting, the resolution is voted upon.

The current proposed resolution has been put on hold awaiting GVA input.

7. The program for 3/9/2023 General Membership Meeting schedule was discussed. Ian Barnette Manuel Gomez and Bart Mejia will speak on the problems with our washers and dryers and the new program to install laundry equipment in our manors.
8. Fundraising was discussed. Since we have no source of revenue we request that each Manor donates \$1 and that money would go toward Clubhouse Room Rental, printing and supplies for the Building Captain Training Programs, etc.
9. Building Captain Training is scheduled for Friday, March 3rd in Building 2403 Rec Room. RSVP is requested.
10. A discussion about how to attract more members to our General Membership Meetings took place. It was suggested that we do a Raffle to add interest and raise funds for operating expenses. This was approved by the Board.
Serving refreshments was brought up but turned down due to liability issues.
11. Further discussion of Liability insurance protection for GVA officers and Board members was introduced. The cost to GVA for full protection would be around \$2,000 per year. This is beyond the ability of the GVA. Instead, Officers and Board members can consider adding personal liability coverage to their Condo Owners insurance policy at a very reasonable cost.

Meeting adjourned.