



Garden Villa Association
Representing Residents of All 3-Story Buildings

General Membership Meeting Minutes
July 11th, 2023
Prepared by Laurie Bereny

1. Stuart explained the process that should be followed for service issues:
 - a. Email request to resident services (residentservices@vmsinc.org).
 - b. If you do not receive a confirmation number in the email response from Resident Services, ask for it.
 - c. Send a separate email for each issue to Resident Services. Representatives direct your issue to the appropriate department and if there is more than one issue it causes confusion.
 - d. If you have not heard back within a few days, send the confirmation number and issue to your building captain. From there, the building captain will notify the regional representative if they cannot get the issue resolved. If the regional representative cannot resolve the issue, it will be forwarded to Stuart.
2. Mark Laws, President of Third Mutual, gave an overview of how the monthly assessment budget process works.
 - a. Staff provide version 1 of the budget for each of the services provided with a per manor/month assessment amount attributed to each item. .
 - b. Version 1 is presented to the board where it is discussed.
 - c. Based on committee meetings and feedback , the Staff will present version 2 of the budget. Again, it is discussed with the Board.
 - d. Version 3 is created based on feedback. This tends to be the final version. This version will be presented on August 10th and will be televised.
 - e. September 19th, the Third Board votes on budget.
3. An example of budget issues was brought up. The Shepherds Crook fencing project has been halted due to the expense. It is to replace barbed wire fencing that has deteriorated. Staff is now looking into more cost-effective replacement options, as barbed wire is no longer allowed by the city.
4. It was requested that residents be able to get a history of the repairs that have been done to their units. VMS is currently unable to provide this information. Mark is aware

of this. There is a new computer system that is being implemented, however, the complete installation will not be done for 1-2 years.

5. Mark asked the attendees if the assessment has to be raised by 11% in 2025, would we prefer 5.5% in 2024, and 5.5% in 2025, or the entire 11% in 2025. The attendees voted to break it up over the 2 years.
6. Stuart reported that the Third Mutual Residential Rules Committee is revising the BBQ grills use rules and is about to eliminate the current rules. The current rules have special provisions for 3-story buildings because a fire in any unit will cause damage to many if not all of the other units, from fire, water and smoke. The current rules allow only electric grills on patios and porches, limit propane fired grills to more than 10 feet from a building structure and prohibit coal fired grills. Stuart asked for a vote of the meeting attendees for or against retaining the existing rules for 3-story buildings. The vote was overwhelmingly in favor of retaining the existing rules.
7. The 50/50 raffle generated \$50 for GVA – thank you to all that participated!