



Garden Villa Association
Representing Residents of All 3-Story Buildings

Minutes
Board Meeting of Garden Villa Association
February 22, 2024

President Stuart Hack called the meeting to order at 4:00 PM. Present were Directors Marti Mangan, Jim Southworth, Lynn Jarrett, Theresa Keagan, Cindy Baker, Sheldon Mende, Ro Kendall, Laurie Bereny, Gail Berra, and David Veeneman, David. Director S. K. Park of the Third Mutual Board of Directors was present as a guest of the GVA Board.

President Hack called the roll, after which Secretary Veeneman announced that a quorum was present, and President Hack announced that the meeting would proceed.

President Hack delivered his President's report, after which Board members delivered their reports on the Third Mutual Board and Committees that the GVA follows:

Architectural - Ro Kendall
Finance - David Veeneman
Landscaping - Cindy Baker
Third Board Stuart Hack (as GVA President).

Copies of all reports are attached to these minutes.

Stuart Hack announced that Sharon Molineri has resigned as the Treasurer.

The next order of business was the appointment of a new Treasurer. Upon motion duly made and seconded, the Resolution attached to these minutes as Exhibit A, appointing a new Treasurer for GVA, was adopted by unanimous vote of the Board.

Following this appointment, President Hack requested that a Board member step forward to assume the office of Communications Officer. The duties and responsibilities of the office are as follows:

1. Prepare General Membership Meeting flyers.

2. Prepare weekly Club Notices for the Globe.
3. Prepare Globe articles for General Membership meetings –photo and bio of speakers.
4. Email information to Building Captains
 - A. Third Mutual Committee reports.
 - B. Meeting flyers.
 - C. Current issues/surveys, etc.

The next item of business involved planning for the May 9, 2024, General Membership meeting. President Hack requested approval to invite Jay Allen, director of the VMS Restoration department, to speak at the meeting. The request was approved by unanimous consent of the Board.

There followed a discussion of preparations for the Building Captain Training event scheduled for April 11, 2024, from 10:00 AM until 12:00 Noon. Marti Mangan & Theresa Keagan updated the Board on plans and preparation for the event.

The next item of business was a discussion of GVA fundraising. It was decided to temporarily reduce fundraising at the General Membership meetings to every other meeting, which decision was unanimously approved by the Board.

The final item of business to be considered was the agenda for the March 14, 2024, General Membership meeting. VMS Security Director Eric R. Nuñez will be guest speaker and will cover thefts, smoking, and noise, as well as other security issues involving 3-story buildings. No Board action was required on this item of business, and none was taken.

The meeting was adjourned at 5:30 PM.

SUBMITTED this 19th day of February 2024.



David C. Veeneman
Secretary, Garden Villa Association



Garden Villa Association
Representing Residents of All 3-Story Buildings

2393 Via Mariposa W, 3D Laguna Woods, CA 92637 GVALWV@GMAIL.COM 949-212-7028

CERTIFIED COPY OF BOARD RESOLUTION

By resolution of its Board of Directors, the Garden Village Association (“GVA”), an unincorporated Laguna Woods Club, consents to adopt, and ratify the following resolution:

Whereas:

1. Sharon Molineri has resigned as Treasurer, and
2. Shari Horne and Lynta Jarrett are no longer Officers, and
3. The Office of Secretary has been vacant for 1 year

The following person(s) are elected to the offices indicated next to their name(s) below, to serve until their successor(s) shall be duly elected, unless he or she resigns, is removed from office, or is otherwise disqualified from serving as an officer of GVA, to take their respective office(s) immediately upon such appointment:

Key Executive & Treasurer – Sheldon Mende

Key Executive & Secretary – David C. Veeneman

RESOLVED THAT, that the officers are, and each acting alone is, hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as such officers shall deem necessary or advisable, and to carry out the purposes and intent of the foregoing resolutions.

RESOLVED FURTHER, that any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this corporation.

The undersigned, Stuart Hack, President of GVA, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing body adopted at a duly convened meeting on February 22, 2024, and that the resolution has not been altered, amended, or repealed.

Signature:

Date:

Stuart Hack

President, Garden Villa Association

Third Mutual Finance Committee Meeting

Author: David Veeneman

Date: February 6, 2024

The Third Mutual Finance Committee met February 6 in the Boardroom at the LWV Community Center. Chair Andy Ginoccio presided.

Committee Chair's Report

Andy Ginoccio reported that preliminary financials have been prepared for 2023, and according to these financials, it would appear that Third Mutual performed favorably against budgeted performance, with an approximately \$310,000 surplus over budgeted amounts.

VMS Department Head's Report

Worker's Compensation Accruals: Steve Hormuth, Director of Financial Services, delivered his Department Head report for the month. He reported that he is involved in discussions with the actuarial firm we employ to help us establish accruals for our worker's compensation program. These accruals are heavily dependent upon certain actuarial assumptions made by the actuaries in recommending accrual amounts. The accruals proposed by the actuaries are somewhat higher than expected, suggesting that the actuaries' financial assumptions may be more conservative than would be required to maintain the financial soundness of the program. We are in the process of 'pushing back' with regard to the proposed accruals, and we anticipate reaching agreement on a mutually agreeable set of assumptions and accruals in the normal course of our discussions.

Review of Preliminary Financial Results: Mr. Hormuth reiterated that the preliminary financial results haven't been reviewed by the auditors (KPMG) yet, and are subject to change as the audit proceeds.

For 2023, we had several 'unfavorable variances' (UVs) from the annual budget (revenue shortfalls or expense overages). Notable UVs were \$717,000 for landscaping expense, \$702,000 for rain leaks, and \$496,000 for other leaks and plumbing. These UVs totaled \$2,400,000 for outside services, and they will probably continue into 2024 as the rains continue.

Third Mutual had an \$813,000 'favorable variance' (FV) against the 2023 revenue budget, resulting from the continuing clearing of a backlog of damage repairs chargeable to manor owners. We have a significant backlog of cases, which we are clearing as these cases make their way through processing.

Third Mutual had a \$526,000 UV against budget for damage restoration, involving mainly building roofs and other structural elements. These repairs and restoration also led to a \$105,000 UV for temporary help.

Waste Line Remediation: Third Mutual continues to invest in water (copper) and waste line (iron) remediation. In 2023, Third Mutual spent roughly \$1.5 million on both types of remediation, expending most of the amount budgeted for this purpose. The 2024 Third Mutual budget allocates \$2.5 million for continued remediation in this area.

THIRD MUTUAL LANDSCAPE COMMITTEE MEETING NOTES
(As they affect the residents of the three story buildings)
February 1, 2024

Again, rain is going to affect us - not always in good ways. Lost hours and clean up take our workers away from regular things we want done. It is good to know that they are on duty during storms for emergency cleanup and work to clean up the messes post-storm.

Since the beginning of the year, we have lost 26 landscape employees; 22 of the positions are being filled by outside contractors. Labor is short in the entire industry so using outside contractors is a great help in getting work done.

The department has added an Assistant Manager to handle contract compliance and administrative duties thus allowing Kurt Weimann more time for long-term planning.

Completed resident service tickets is down to 200 tickets +/- - a significant decrease.

Landscape was able to complete the four-cycle per year plan for all areas of LWV. Plan is 4-5 in 2024.

Side note - with the rain, then sun - be prepared with another year of weeds. Landscape has modified some procedures to include more in the spraying cycles - such as pre-emergents being included in the spray used for weed abatement.

Hi Stuart

Here's what I heard at meeting; (Jan 7, 2024)

1. The water that pools in the underground garages was discussed extensively. The possible causes of it were thrown around- From the open wall, from the wet cars coming in, coming up from the ground, from the hillside landscaping, from another unknown source. After this lengthy discussion it was proposed that there is money to hire an expert to determine the cause. And that nothing can be done until the cause is found.
2. The M&C member who attended your board meeting brought up that GVA wants a handrail at Garden Villa entrances. No discussion on this followed.

Valerie