

# MINUTES OF THE GVA GOVERNING BOARD MEETING

**JUNE 27, 2024**

PRESENT: Stuart Hack, Cindy Baker, Marti Mangan, Ro Kendall, Sheldon Mende, Laurie Bereny, Lynn Jarrett. Also present Third Board Member David Veeneman.

Absent: Jim Southworth, Theresa Keagan, Gail Berra, Sharon Molineri.

Stuart opened the meeting AT 4:30

**Minutes of The Previous Meeting** (May 30, 2024) were approved.

**Treasurer Report:** The treasurer reported our balance is \$ 1,649.53. An issue with the bank closing our account in error was corrected and the account has been reinstated.

## **President's Comments:**

- Common Area service requests that we have made are now searchable online in our own Laguna Woods website accounts. The Building Captain can turn in a request for the building, and it will appear in their personal account. Any request by an individual for their own manor can also be viewed in that residents' accounts.
- We need volunteers (including the Communications position). No one has come forward and our concern is that Stuart will be leaving in the Fall - affecting the viability and longevity of the GVA. Anyone interested should contact Stuart Hack.
- On July 17, Stuart will be interviewed on Channel 6 about GVA.

**Committee Reports** were presented. These reports have been previously provided to Building

Captains to give to residents.:

- Architectural - Ro Kendall
- Finance - Sheldon Mende
- Residential Rules & Third Board Meeting - Stuart Hack

## **Old Business**

The speaker for the next General Membership Meeting will be Grace Stencel on Disaster Preparedness.

## **New Business**

- Building Captain Manual - Laurie Bereny is working on putting the Manual on our website with easy search for items of interest and concern. Format is a problem due to changing from one format to another and the number of documents in the manual. It is possible that Google Sheets could be the answer. Dave Veeneman volunteered to help Laurie with this.
- Rec Room ceilings - Survey of Building Captains showed that there is not a big need to paint ceilings. This does not have to be a third Mutual budget item for 2025. Instead, it can be handled on an individual building as needed basis.
- Electric outages in garages.
  - Brad Rinehart, Third Mutual board member who is Chairman of the M&C committee is taking the lead on this issue. To share the needs of Garden Villa residents and share technical information a group made up of Jennifer Hsu and her husband, Lorna Seung and Stuart Hack. Stuart will ask Brad to meet with this ad hoc committee.
- The September 12<sup>th</sup> General Membership meeting will be about insurance for manor owners in 3-story buildings.

## **Good & Welfare**

Various topics were discussed off-agenda during the meeting, providing much important information for our members, including:

- It is very important to buy water leak alarms and place them wherever water flows in your manor; i.e. toilets, tubs, faucets, dishwasher, refrigerator water line, etc. Detectors that connect to your cell phone are available so you can know about and act on leaks while away from your manor.

- David Veeneman, member of Third Board, covered information on the relationship of the three Mutuals with the Golden Rain Foundation, and how the original Trust affects this relationship. All of these groups are equal. Relationship and duties of VMS were discussed.
- The age of our buildings is a concern with ongoing problems, i.e., plumbing and pipes, foundations, electrical power, etc. As future repairs increase with the aging buildings, effect on dues and ability of residents to pay the increases.