

Draft

Sunland Village East
Garden Condo III
Minutes October 27, 2015

Welcome/Call To Order---David Hurley, vice president, welcomed everyone to first meeting of the season. He also introduced the members of the Board: Scott Third treasurer, Fred Beck member at large, and Sally Miles secretary.

Members Present---43 including all Board members.

Approval of Minutes---The April 21, 2015 minutes were amended to change Roger Dailey's name for Mel Brodman's and Edward Stromme for Everett Stromme. A motion was made by Sally Miles and seconded by Fred Beck to accept the minutes as amended. Motion carried unanimously.

President's Report---David Hurley reported that the president's position is vacant. We will address this later in the agenda under Nominating Committee. It was a very busy summer with roofing, rain, and landscaping. The roofing program has secured over 82 homes already.

Board Reports---Sally Miles would be glad to add your email address to the list of GCIII members. If you would like to receive the minutes, information about our community, and a copy of the Outlook please sign up after the meeting.

Treasurer's Report---Scott Third reported our operating balance is \$117,358.74. Our reserve balance is \$896,600.76. We had a CD come due in July for \$50,000. Our total assets are \$1,016,243.96.

Committee Reports

1. Architectural Report---Wayne Berg reported he approved 7 applications for architectural changes. Five for satellite dishes and two for epoxy coatings.

Please call Wayne for any outside changes you are making to your unit. An architectural form needs to be filled out and approved.

David Hurley made a motion to approve Wayne Berg as architectural compliance chairman. Scott Third seconded the motion. Motion carried unanimously.

Public Participation: Bob Spies asked if we need to fill out a form for inside changes. No.

2. Golf Carts---Fred Beck reported the west golf garage is full and the east has 6 or 7 spaces left. The charge is \$100 per year with a \$10 deposit for the key. We also rent to motorcycles.

3. Landscaping---Fred Beck reported that the committee will meet with an outside desert landscaping expert about what we should do to maintain the beauty of GCIII. They will also be addressing 3 areas of flooding. These areas will be looked at and sent out for bids to elevate the issue. We would like 2 or 3 new members on the committee especially one from the northwest area along private Keats.

4. Lighting---Johnny Elkins asked that if you are going to change the color of the bulbs in your large porch light please call him and he will come and do it. The small clip inside is easy to break and hard to replace. His number is 480-380-8986.

5. Maintenance---David Hurley reported that his list of units with problems is dwindling. He

has a list of the units, problems, and when they were fixed if you would like to see it. This summer there was problems with the dripper system. These issues were fixed as soon as possible. Tree branches on roofs were trimmed and sprinkler leaks fixed.

6. Social Committee---Julie Hansen reported on the Social Committee. Diana Klein, Barbara Hurley, and Sally Miles are on the committee but there are always opportunities to help on the committee or on the night of the activity. We always need people with food servers licenses. We will post on the bulletin boards the process you need to go through to obtain one. November 19th, we will be having our annual Pizza Party. 5 Star Pizza will again fix the pizza. It is an all you can eat pizza, served with salad and dessert. We will provide coffee and lemonade. You may also bring a beverage of your choice. The Desert Guys will be performing and we have someone who will teach line dancing. More information is available at the mailboxes and in the Outlook. The tickets are \$9.00 at the SVE main office. November 13th is the last day to purchase tickets. Tickets are non-refundable. Talk to your neighbors about attending. In January we will be have the Mann Brothers for entertainment and the food will be determined at a later date.

Management Report---Barbara Tedrow

1. Insurance Information: Our current policy is expiring in February. We are now getting bids from our current provider, CAU and 2 others.

New Business

1. Architectural Chair---Wayne Berg was approved as the new chairman earlier in the meeting.
2. Approval of new ARC forms---A motion was made by Sally Miles and seconded by Fred Beck to approve the new architectural forms. Motion carried unanimously.
3. Nominating committee---Board needs to appoint 3 members to look for people to run for election onto the board. There are 2 positions open. A motion was made by David Hurley and seconded by Fred Beck to nominate Diana Klein as chairman of this committee. Diana Klein graciously accepted.

Public Participation: Diana Klein asked if anyone was willing to serve on the committee.

4. Termite treatment/Renewal vs. Retreat---Our contract with Arizona Exterminators is up in November. We can extend it for 1 year for emergency treatments only or we can renew for complete retreatment that carries a new guarantee. The chemical that was put in before is weakening. We feel the best solution will be a new complete retreatment starting in 2016. We will get bids from 3 companies.

Public Participation: Bob Scheitlin asked when we last drilled. We drilled in 2011.

5. CPA Financial Review/Approve---Scott Third moved to approve the financial review by M C Patton. Fred Beck seconded the motion. Motion passed unanimously.

6. 2016 Budget---Scott Third reported that a review of the Reserve Study led us to increase the HOA fees. After a review of the 2015 budget, the initial 2016 budget was drafted. We know we have items that will increase next year like water, electrical, roofs, and termites. We will not have a fee increase next year and the budget will be finalized and mailed to all owners.

A motion was made by Scott Third and seconded by Fred Beck to approve as presented with no fee increase.

Public Participation: Gary Stephenson asked if the no increase will be based on the now fees or the old fees. The now fees. Marilyn Glogoss stated the increase was a large one. Was that necessary? Yes Gary Stephenson asked what is the formula for assessments. The assessment rate is addressed in the CC&R's. It is based on square footage and was set by the developer. Gary understood this to be a 6 month issue. It was never a 6 month issue. Never just a roofing deal, it was based on the Reserve Study. We didn't keep up with increases and interest made on investments declined. We needed to do this to get on secure financial grounds. Assessment

wasn't approved and roofs needed replacing. Something needed to be done to replenish the reserve fund. The board followed the guidelines and the HOA fees increased. It is a 39 to 40 month plan. This is based on projected costs and increases in expenses. This has affected us all. We all basically live on fixed incomes. We looked at all choices: lump sum, partial pay, and monthly increase. The monthly increase was the best option. The Board decided these are our priorities: 1. get reserve funds stabilized, 2. make sure our homes are safe and secure, and 3. address landscaping and water issues.

Moody Welman asked why we don't consider another vote. No, some have roofs done so how would we vote again and have it make sense. We are trying to cover everything people want. We implemented the recycling program, we are setting a new cycle for painting, and updating the fire extinguishers at a lower cost. We are trying everything we can to save money. Helga Welman stated expenses should be equal for everyone. Why should larger units pay more. That's not fair. Water and light bulbs are the same for everyone.

Howard Shapiro stated that the HOA fees were recalculated by the developer as new units were built. It's in the CC&R's. Gary Stephenson also stated that important issues should be addressed when more people are here, like in February. David Hurley stated that is why people should get on the Board. Gary Stephenson stated that people will quit coming to meetings if they are expected to be on the board. That is not what I meant, stated David. People with new ideas or a new perspective should think about running for the Board.

Old Business

1. Recycle Program---The program is in place and is a benefit to the community. Gray dumpsters are for recycling and the blue are for trash.
2. Canyon Fire Extinguishers/Ratify Vote---A motion was made by David Hurley and seconded by Fred Beck to approve and ratify the contract with Canyon Fire Extinguisher for service of fire extinguishers. Motion carried unanimously.

Open Forum---Julie Hansen asked everyone to please be part of the solution, keep informed, give your email address, read the bulletin boards, and the "funky boards" at the mailboxes.

Gary Stephenson stated that Direct TV will have a new dish that will serve the entire building in about a month.

Roy Davis stated he was a new observer at our meeting. He was on a HOA board in the past that had to try and fix decisions made by the previous board. It left the community in dire straights. This board saved us from financial disaster. Tough decisions concerning money are hard but necessary. Board should be commended.

Next meeting, November 17, 2015

Adjournment---The meeting was adjourned at 2:26

Respectfully submitted,
Sally Miles, Recording Secretary

