

## DRAFT

**Garden Condo III Board of Directors  
Minutes 10/25/16  
Oakwood Room 1:00 p.m.**

**Welcome/Call to Order:** The meeting was called to order by David Hurley at 1:00p.m.

**Review and Approval of Minutes:** A motion was made by Sally Miles and seconded by Howard Shapiro to accept the minutes of the April 19, 2016 meeting. Motion carried unanimously.

**Treasurer's Report:** Scott Third submitted his report and David Hurley presented it. Our operating account has a balance of \$96,014.18 and our reserve account has a balance of \$612,748.30. These balances are as of 9/30/2016. Total assets are \$708,762.48

### **Community Updates:**

**1. Architectural Report:** Wayne Berg thanked everyone for their cooperation. 20 items were approved. Two epoxy of patios, 3 solar tubes, 5 satellite dishes, 4 AC units, 5 air turbans, and 1 patio removal for pavers. Remember that anytime you want to change something outside you need to get architectural approval. Forms are found on our web site or you can get them from Wayne. [www.svegardencondoll.com](http://www.svegardencondoll.com)

**2. Golf Cart Storage:** Everyone should have received a letter referring to changes for golf cart storage. We will be renting to golf carts only. Billing will come directly from Cornerstone with an invoice for next year. New security locks will be installed and new keys issued. There is space in both the east and west garages.

**3. Landscaping-Phase 1:** Howard Shapiro reported that Phase 1 started this summer and should be completed in November. He worked this summer coordinating work with the landscapers and landscaping companies for tree removal, grading, and sodding. We are also looking at the front irrigation system for a test run at replacing it.

**4. Lighting:** Johnny Elkins asked if you want to change the color of the bulb in the large globe in front please call him. The clips inside are easily broken and we have trouble locating new ones. Some garage doors are still being left open at night. Our new security company will be calling you if they are left open. If you have a light out or want to change the color of a bulb, call Johnny at 480-380-8986.

**5. Maintenance Report:** David Hurley reported that all but a couple of items on our list have been completed this summer. Remember your porch light that is operated by a switch in your home is yours to take care of. If you

have maintenance issues, please call David at 480-329-3498.

**Roofing-**Our roofing replacement is going well. All roofs with problems have been replaced. That means 173 homes are done out of 273. The next 2 years schedule is on the web site. The rest of the roof replacements are directly related to budget. We have to wait until the money comes in because we still have to accommodate other projects.

**6. Social Committee:** Julie Hansen reported our first social event will be December 14<sup>th</sup>. It will be pizza and entertainer Kevin Crum. February 9<sup>th</sup> will be our dinner catered by Salerno's and the Needham Twins will entertain. Look for more information on our web site, [www.svegardencondoll.com](http://www.svegardencondoll.com).

**7. Welcome Committee:** Diana Klein reported that she and Barb Hurley have been welcoming new owners. They have everyone they contact, fill out current information about themselves. If you see new people moving in please give them a call. If you need to change current information or haven't filled out a form at all, please get in touch with Barb or Diana or contact Cornerstone.

**8. Policy Manual:** Mr. Hurley reported that a committee is in place to review the policy manual and there will be a report later in the year.

#### **Management Report:**

- 1. Insurance-Risk Management Assessment—**This assessment was completed to determine if there were any areas of danger to residents in our community. We are happy to report that we passed the evaluation.
- 2. Irrigation/Landscaping Challenges:**Corrective measures are being taken to implement and improve all of the challenges.
- 3. VoteHOANow website-Electronic voting—**A letter was sent out explaining this new voting procedure that we will be working on implementing this year for our election.

#### **Old Business:**

- 1. Ratify Vote-Enforcement Policy Resolution---**The procedure for enforcing the rules and regulations was mailed to everyone this summer. A motion was made by Howard Shapiro and seconded by Sally Miles to ratify the vote for the enforcement policy resolution. Motion carried unanimously.
- 2. Ratify Vote-Landscape-Drainage Proposal---**A motion was made by Howard Shapiro and seconded by Sally Miles to accept the drainage proposal for units 342-349 in the amount of \$7887.17. Motion carried unanimously.
- 3. Ratify Vote-Fire Extinguisher—**All fire extinguishers were inspected. 58 were inspected and 22 were replaced. A motion was made by Howard Shapiro and seconded by Sally Miles to pay the \$1664.38 for the service. Motion carried unanimously. The extinguishers are now good for 12 years.
- 4. Ratify Vote-Southwest Signs-Signage Upgrade-N/C—**Old signs were

replaced in cooperation with the main HOA and there was no cost to us. A motion was made by Howard Shapiro and seconded by David Hurley to approve the replacement of the old signs with new ones. Motion carried unanimously.

Ratify Vote-Asphalt-Saved \$4000---Working with the master association and having our work done at the same time saved us \$4000 thanks to David Hurley. A motion was made by Howard Shapiro and seconded by David Hurley to accept the work done on the asphalt with a savings of \$4000. Motion carried unanimously.

**New Business: (Action/vote by the Board)**

1. IRS Resolution—reducing tax rate to 15% from 30%--A motion was made by Howard Shapiro and seconded by David Hurley to approve the IRS resolution to reduce our tax rate. Motion carried unanimously.
2. Golf sheds locks and keys---A motion was made by Howard Shapiro and seconded by David Hurley to approve the purchase of new locks and keys for the golf garages. Motion carried unanimously.
3. Remove M. South settlement from Association balance sheet—A motion was made by Howard Shapiro and seconded by David Hurley to remove M. South settlement from the balance sheet. Motion carried unanimously.
4. Election of Board members in February---Please consider running for the Board of Directors. Your knowledge and expertise will be of great help in keeping our community moving forward. There will be 3 openings. We also need a committee to look for candidates to run. If anyone is interested in serving on this committee please contact a board member. Our numbers are posted at the mailboxes.

Open Forum: Mr. Vikander, unit 388, thanked us for taking out the 3 trees behind him. He also stated that some people don't have access to the internet so how can they find out about the roof schedule? Mr Hurley said he would post them at the mailboxes. He also asked if we were staying in our \$2600 per 1200 square feet limits on roofing? We are working within the budget but since we didn't pass the assessment we have to collect money as we go along and still provide for other budgeted items. It is a time based issue. Mr. Vikander also asked if we could pay ahead of time on HOA fees so our monthly assessment would go down? No He thanked us in behalf of his neighbor who's faucet was leaking and it was fixed immediately. Mr. Hurley responded that when there is an issue we try and fix it ASAP. We try and get a response time from Cornerstone so we know when it is to be done.

Mr. Dube, unit 351, stated the the tree behind his unit is getting very large and dropping a lot of nuts. What can be done? Howard Shapiro worked with the landscaping people to develop a plan for tree removal. Howard and David presented charts outlying where the existing trees are located and one that shows how it will look after some trees are removed. Mr. Dube also thanked the landscaping committee for all of their hard work. Mr. Gerke, unit 281, thanked Sally Miles for keeping us informed over the summer. Can we do anything about political signs? There are only 2 weeks

left and then they have to be down. If they are in a window or on a patio we can't do anything, but if they are in common areas they can be removed. In Arizona it is a law they must be removed 10 days after election. We will make sure they are gone.

Barbara Tedrow reminded everyone that their address in GCIII is their address of record. When you leave it's your responsibility to put in a forwarding address with the post office.

David Hurley showed an 18 month calendar developed by the main HOA. It has important dates and activities on it. The pictures are area residents who are portraying characters from movies and television shows. It is sold in the main office for \$10.00.

Don't forget to check out our new web site: [www.svegardencondoll.com](http://www.svegardencondoll.com)

Next Meeting: November 15, 2016 1:00pm in the Oakwood Room.

Adjournment: The meeting was adjourned at 1:55 p.m.

Respectively submitted by  
Sally Miles  
GCIII Secretary