

DRAFT

Garden Condo III Board of Directors
Minutes 10/24/17
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:00p.m. Mr. Hurley welcomed back our members who were gone for the summer and commended the ones who stayed.

Approval of Minutes: A motion was made Sally Miles and seconded by Terry Martin to accept the minutes of the April 18, 2017 meeting. Motion carried unanimously.

Treasurer's Report: Howard Shapiro reported for Scott Third that we have \$66,649.62 in our operating account and \$543,501.03 in our reserve account. Total assets are \$610,591.65. These are balances as of September 30, 2017. The budget will be finished in November and Scott Third will be here to present it.

Community Updates:

- 1. Architectural Report:** Wayne Berg welcomed everyone back and thanked all who filled out the architectural forms before they had work done. He approved 14 architectural forms. There were 5 for a satellite dishes, 4 security doors, 1 garage door, and 4 A/C units.
- 2. Golf Cart:** There are spaces available in the east garage and 2 in the west. The garages will be cleaned within the next 2 weeks so if you don't want your cart to get dusty, please cover it or take it out of garage.
- 3. Landscaping:** Howard Shapiro reported that the rye grass has been planted and growing well. Our sod project worked well this summer, now we just need to see how it comes back in the spring. Mr. Hurley reminded us this is a long term project. Howard has done a good job managing it and hopefully we have turned the corner on this project.
- 4. Lighting:** Johnny Elkins asked that if you have a light out in the back to let him know. At this time he doesn't want to drive behind the units because of the new grass. He will be watching the life of the LED bulbs that we purchased at the dollar store. If they begin to flicker they are about ready to go out. We are trying them because the new bulbs they are selling at places like Costco are much more expensive. With the holidays coming please don't change the color of the large bulbs in the front yourself, call me and I will do it. Many people are leaving their garage doors open at night. This can be a dangerous situation. If you need replacement bulbs, please call Johnny Elkins at 480-380-8986. Mr. Volk, unit 291, stated that the bulbs are out in the golf cart garage. We will get them replaced.
- 5. Maintenance Report:** David Hurley reported repairs are ongoing. If you have an issue or see one let us know. Roofing is on target, in fact we are ahead of schedule and should be finished in June of 2018. Fifteen buildings are left. We are in the process of repairing the rear storage sheds. The bottoms are deteriorating from water and some are cracked and broken. The bottoms are being replaced with metal so that water can't deteriorate it. We are doing worst first and then work through the rest. Ralph Volk, unit 291, asked if it also meant the brick area that gets wet from the sprinklers? Mr Hurley said he would get with the roof company to look at it. Alvin Jochim, unit 337, said the rafters in his garage are splintering. Mr. Hurley stated that if a problem exists inside a unit it is your problem. He did add that it will be looked at and then a decision will be made. Fern Cohen, unit 380, said her neighbor's shed is really bad and someone would look at it. Ralph Volk, unit 291, asked if they take the whirly birds off when they reroof? He stated that on unit 292 the whirly bird top is missing. Mr Hurley said the top of one

was found laying on the ground and wondered where it had come from. We will fix it. Judy Muraida, unit 464, said that water comes in around the small wall at the back of her unit. She uses sandbags to prevent it when it rains. Can they look at this the next time we paint so it can be sealed with waterproof paint? We will check into this. If you see issues please call David Hurley. The roofing schedule is posted on our web page and boards. Our web address is www.svegardencondoll.com

Social Committee: Julie Hansen thanked Judy Muraida for treating us to brownies today for our social time. If anyone would like to offer to bring a treat please let me know. Teresa Esterly and I have planned and budgeted for events through February 2018 and then will be stepping down from the committee. If you know of anyone who would like to take over this job please let me know. Last year we initiated an invitation to Garden Condos 1 and 2 to join us for our February dinner and now they are reciprocating. They have 3 events we are invited to. The first will be November 16th. It will be in the auditorium. Albertson's fried chicken will be served. Please bring a dish to share and your table settings. The cost is \$3.00. Tickets are on sale at the SVE office. You must purchase a ticket to attend. Information about these and other social committee activities are always on our web site, on the bulletin boards, in the Outlook, and in emails. Our big party will be February 28th in the Auditorium. It will be catered by Salernos. Information for this will be posted at the mailboxes. David thanked Julie for her many years of work chairing the social committee.

7. Welcome Committee: Diana Klein and Barbara Hurley reported that we have many new owners. There is no official report at this time.

8. Policy/Rules Committee: David Hurley reported that the Policy Manual has been reviewed by our attorney and he has given us some feedback. There are items we need to update according to Arizona law. When this is done, the community will receive a copy to review and give written feedback. Our goal is to have this done by the end of the year.

Management Report:

- 1. Maintenance calls were addressed and repaired.**
- 2. Online voting:** We will be using electronic voting for our election in February. The details will be finalized in January and you will receive a post card with details. If you choose you may still request a paper ballot.

New Business: (Action/vote by the Board)

- 1. Canyon State Fire Extinguisher:** We have contracted with Canyon State to replace all old extinguishers with new ones that way they will only need inspecting. A motion was made by Howard Shapiro and seconded by Terry Martin to pay \$1555.26 to Canyon State Fire Extinguisher. Motion carried unanimously. Roy Davis, unit 353, asked if we could buy household extinguishers through this company? If is easier to purchase through Lowe's or Home Depot.
- 2. Appoint Nominating Committee and Chairperson:** We need to have a committee in place by the end of November to seek out additional candidates to run for our HOA board. We are looking for people interested in serving on this committee. A motion was made by Howard Shapiro and seconded by Terry Martin to form a nominating committee. Motion carried unanimously. If you are interested or know someone who might be please call one of the board members.
- 3. ARC Approval Request-Satellite Dish-Unit 386:** The residents in unit 386 have mounted a dish on our new roof using concrete blocks and have asked us for a variance by letter to keep it there. They didn't get architectural approval before doing this. If for some reason they can't keep it where it is, they are asking to mount it on the common wall between their unit and their neighbors which the HOA maintains. The HOA has given them 3 other options to choose from but they don't want any of these. The board has many concerns in dealing with this problem. Some of which are: variances need to be for a very good reason, this is not a need but an

accommodation, nothing can be placed on the new roofs, the HOA is responsible for that common wall, we can't take the risk of it blowing off during a wind or rain storm, and most importantly we need to do what is best for the community and to accommodate everyone. Mr Hurley asked for input from the members present. Barb Hurley asked why it can't be put on the fascia like others have been? We have been told it is an HD unit and is bigger and heavier than others. Not enough support, but others have it on the fascia. Alvin Jochim stated that once you give a variance more people will ask for one and it snowballs. Barb Hurley said we need consistency and decisions made for the safety of others. Julie Hansen added that they placed it and did not get it approved ahead of time by the architectural Committee. Dixie Stewart asked if it was an end unit? Yes it is. She added why didn't they put it on the side. Mr Hurley stated they didn't want it there. Terry Martin said hollow bricks won't hold up and that the fascia boards are hooked into the rafters. Roy Davis added that this could present potential liability issues for the HOA. When he was on a previous condo board, there was an issue along these lines. An owner was allowed to place a dish on a common wall between 2 units, with the approval of the other owner. Everything was fine until the owner who agreed to letting it be placed there wanted to move. Interested buyers didn't want the dish on the common wall. This created a marketability problem and the HOA was sued and lost. He also added that concrete blocks are heavy and roof was not designed to hold them. Dixie Stewart stated we should have them remove it and chose one of the HOA's options.

A motion was made by Terry Martin and seconded by Howard Shapiro to deny the variance for the satellite dish at unit 386. Motion carried unanimously.

Old Business:

- 1. 2016 Financial Review:** Our CPA has given his input and this item will be covered at our November meeting.
- 2. Landscape—Turf Improvement Progress:** This will be discussed at our November meeting.

Open Forum: Fern Cohen, unit 379, how is the drip system being replaced? A schedule was set up and is being followed. It is spread out over a few months.

Judy Muraida, unit 464, how did you decide where to start? It was based on need. She then added that she called in her unit and her 2 neighbors because of the leakage. We will look into this area.

Sally Miles, unit 241, asked that everyone remember to not leave food or water for the feral cats or other animals. We have had an issue with this in the past and it only leads to more problems for our community.

Roy Davis, unit 353, wondered if we could have security walk the back areas to watch for this problem? Mr Hurley answered that they have the whole community to watch over and at this time they drive the area. He also gets a report from the main HOA everyday as to concerns in our area. A private security service for our area is cost prohibitive.

Connie Frost, unit 262, asked what area is our condo area? There are 273 condos, all east of Farnsworth.

Remember you can find out lots of information about Garden Condo III on our web site, www.svegardencondoIII.com. You can even find out fun things to do around the area.

Next Meeting:: November 21, 2017

Adjournment: The meeting was adjourned at 2:15p.m.

Respectively submitted by
Sally Miles GCIII Secretary