

## DRAFT

Garden Condo III Board of Directors  
Minutes 10/16/18  
Oakwood Room 1:00 p.m.

**Welcome/Call to Order:** The meeting was called to order by David Hurley at 1:00p.m and he welcomed the residence in attendance.

**Approval of Minutes:** A motion was made Sally Miles and seconded by John Gleason to approve the minutes of the April 17, 2018 meeting. Motion carried unanimously.

**Treasurer's Report:** David Hurley reported for Scott Third that we have \$76,014.36 in our operating account and \$451,006.51 in our reserve account. Total assets are \$527,020.87. These are balances as of September 30, 2018. Scott has spent the summer doing a 5 year reserve study so that we know what kind of budget we need to maintain our community. A third party reviewed this study and it will be ratified at our November meeting.

### Community Updates:

1. **Architectural Report:** Terry Martin reported that David Hurley took over the architectural approvals for the summer. The forms are on our web site or you can request them from Terry. Our web address is [www.sve-gc3.com](http://www.sve-gc3.com)

2. **Golf Cart:** Barbara Tedrow reported that we have spaces available in both cart areas. If you are interested please call Cornerstone. Invoices will be sent in December for 2019.

3. **Landscaping:** John Gleason reported that our landscaping contractor is doing a very poor job. It would be helpful if we had community members to serve on a landscaping committee to help with monitoring the area. If you are interested please give John a call. We will be removing 64 dead bushes and adding trees when it is in the budget. We will be grinding the sidewalk behind unit 254. If you see limbs touching the roofs please call so we can take care of them.

David Hurley restated it would be helpful to have community members on the committee. Dorothy Roul, Barbara Hurley, and Matt Poole have offered to help. Please plan to attend our November meeting. A representative from the landscaping company will be here to answer questions. Please invite your neighbors also.

Jonnie Elkins, unit 367, stated the cover for the drain behind his house is off.

4. **Lighting:** Johnnie Elkins stated that the Dollar Store sells our bulbs and will be purchasing them there. They seem to last a long time. He has only replaced 2 in the last 6 months. He also said as he is checking lights at the back of the units and they are loose and in need of repair and painting. They are just getting old. There are always garage doors open especially unit 320. One community member asked about the porch lights. These are the responsibility of the owner of the condo and you should try and get one that closely matches the original one. If you need replacement bulbs or want to change the color for the holidays, please call Johnnie Elkins at 480-380-8986.

5. **Maintenance Report:** David Hurley reported that the lower edges of the storage sheds were repaired and painted this summer. We have 2 to finish. The foundations that were flaking have been repaired and painted. Now that the roofing is done we will go on a maintenance program to clean and check every 6 months by Betham. The schedule for repairs is on our web page. Our web address is [www.sve-gc3.com](http://www.sve-gc3.com) If you see a problem please call David so that it can be taken care of.

6. **Social Committee:** Sally Miles reported that we still need a chair for this committee. If you are interested please give her a call, 480-634-1982. As of now we have one large dinner party planned at the end of January. A notice will go out in December inviting people to attend a planning meeting to help.

7. **Welcome Committee:** Diane Klein reported that we have 5 new condo owners and many more to visit in the next month. She and Barbara Hurley were able to greet the Donna Harris, unit 285, Sharon Lorenz, unit 473, the Neveux's, unit 445, the Mustard's, unit 254, and Julie Howe, unit 317.

**Management Report:** Barbara Tedrow announced that she would be leaving Cornerstone and our representative after 4 years. She will be moving back to Virginia. Zach Bartus will be our new liaison.

1. **Electronic Voting—VoteHOANow—**Barbara Tedrow reported that we will continue with electronic voting next year. Information will be sent out and voting will be from January 15<sup>th</sup> to February 15<sup>th</sup>.

2. A call for candidates will be sent out November 1<sup>st</sup> If you choose to serve your community there is a form to fill out and a short biography to write. It is very important for you to think about serving

this community. There are 3 openings on the board because some of our members are term limited.

**New Business:**

1. **Overseeding**—overseeding will take place tomorrow or Thursday. The ground has already been scalped in preparation for this. John Gleason will monitor what works best, throwing out the seed or furrowing.

2. **Drainage work**—We need more work on our drainage. Clear Cut has submitted a bid on doing the work. A motion was made by Terry Martin and seconded by Sally Miles to accept Clear Cuts bid. John Gleason suggested that we table the motion so that the board may discuss it at a later time. John also added that there is going to be water across walkways and on patios when it rains. Drainage always seems to be an issue. We need to look at an alternative method. It was decided to table the motion and discuss it next month.

Quint Mayer, unit 420, said water is an issue behind his unit. The ground needs to be contoured so that excess water flows off.

3. **David Hurley** reported that sending messages to residents has become an issue because it is being blocked because the server thinks it is SPAM. The community will now have a new Google Groups tool to advise you of upcoming activities, projects, and status information. This will only be for the board to manage and disseminate information. If you need to communicate with a Board member, use their direct email address. Marvin Fretwell and David will run the site, Marvin because he knows how to do it and David because he is board president. We really appreciate Marvin's help with this issue.

Barbara Hurley said to let us know if you have a new email address.

**Old Business: None**

**Open Forum:** Ken Gefroh, unit 402, asked about having a hose reel. A hose reel can't be mounted on the building. It is in the CC&R's. Johnnie Elkins said many people have a large pot or plastic square to store hoses in. Eddie Fromm suggested keeping it inside the porch area where it won't be seen.

Ardith Fretwell, unit 238, said when they returned their back yard was a "war zone". All the bushes were dead and there was a lot of dirt where the grass was. John Gleason answered that we are reseeding now so not much can be done. Ardith asked what caused this? The bushes were old and we had a very hot summer. They will be replaced.

Ms. Miller, unit 364, asked about adding extra granite. Mr Hurley stated we will be adding some soon. We needed to fix the drip system first.

Judy Muriada stated furrowing worked really well. We have had grass over the summer.

Sharon Lorenz, unit 473, said her yard has been muddy and the bushes are dead. John Gleason will check on this.

Linda Elkins as about the orange tree trimming. David Hurley stated that they will be trimmed this fall. Eddie Fromm added we usually trim in the spring when they are blooming. Mr Hurley said trimming will be in spring and fall.

Quint Mayer acknowledged and thanked Barbara Tedrow for all she has done for us and we will miss her. Another resident added we will miss David Hurley when he retires from the board, too.

**Next Meeting: November 20, 2018**

**Adjournment:** The meeting was adjourned at 2:10 p.m.

Respectively submitted by  
Sally Miles GCIII Secretary