

## Draft

Sunland Village East  
Garden Condo III  
Minutes November 17, 2015

Welcome/Call To Order—David Hurley called the meeting to order at 1:03.

Members Present---28

Approval of Minutes---A motion was made by Sally Miles and seconded by Fred Beck to approve the minutes of the October 27, 2015 meeting. The minutes were read at the last meeting because we hadn't met since April. Minutes are posted and if we have a current email address they are sent to you.

Treasurer's Report---Scott Third reported we have \$65,089.88 in our operating account and \$841,238.48 in our reserve account. We have 2 CD's coming due in December. One at GE Capital for \$75,087.00 and one at Goldman Sachs for \$50,090.00. These will be added to our Mutual of Omaha account.

### Committee Reports

1. Architectural---Wayne Berg reported that he approved 4 architectural permits. 3 for satellite dishes and 1 for epoxy coating.
2. Golf Carts---Fred Beck reported that the west garage is full and the east garage has 5 or 6 spaces available. David Hurley asked if anyone wants to move to the east to free up space in the west please contact Fred.
3. Lighting---Please let Johnny Elkins know if you have lights out. His number is posted at the bulletin board.
4. Maintenance---David Hurley reported that there are 6 items to be finished. Our roof status as of the end of November is 88 homes covered and secured. There will be no roofing in December because many people have visitors and we don't want to disturb them. We will begin again in January.
5. Social/Julie Hansen---Thursday, November 19<sup>th</sup>, is our pizza social. It will be held in the auditorium. Plans are being set in place for a "Welcoming Committee". They will greet new owners, give a little background about our community, and answer any questions they may have.
6. Nominating committee---Diana Klein reported that they have 2 people willing to run for the board, Sally Miles and Howard Shapiro. We are still looking for others who would like to run.

### New Business

1. Termite Retreatment/Ratify email retreatment vote---Our contract is coming due and termite issues seem to be multiplying. The previous treatment is weakening and renewing for one year won't meet our needs. We need to redo our contract to include complete treatment of our community. They will begin exterior treatment on November 24 and 25 and then will continue after Thanksgiving. Garages will be done at a later time.  
Sally Miles motioned to approve the email vote for AZ Exterminating to provide a termite retreatment for the community buildings, which includes a continuing 3 year treatment warranty, at

a cost of \$33,500.00. The motion was seconded by Scott Third.

Motion carried unanimously.

2. Landscape Committee Chair---Scott Third motioned to approve David Hurley as Landscape Committee chair. The motion was seconded by Sally Miles. Motion carried unanimously. The resignation of the previous chair had been accepted.

Old Business---None

Management Report/Barbara Tedrow

1. Insurance Information/Schedule Broker Interviews---Insurance Underwriter CAU will present at our executive meeting in December.

2. Owner Reminder/termites---Please call Cornerstone if you see any signs of termites.

3. Annual Meeting Reminder---We are still be looking for owners to add to our ballot for the annual meeting on February 17, 2016. The deadline is December 31, 2015. Ballots and information about the annual meeting will be mailed January 15, 2016.

Open Forum:Mr Undlin in unit 393 asked what is the criteria in selecting the order for roofing? David Hurley explained that units that have repetitive problems with shingles, leaks, and vent problems were fixed first. Next, every roof exhibiting problems of \$1000 or less for repairs were fixed but if other units needing repairs of under \$1000 in their “pod”(units connected) then that “pod” will be reroofed. Finally, we have budgeted quarterly for roofs. Two doubles are being done now because they are cheaper to redo.

The same owner stated we had previously stated that air conditioning units would be lifted, is this happening? Since then we have learned that it was not necessary to hire a crane and lift the units. The roofers lift and set aside the unit while they replace any plywood that is bad and roof under the unit. It is then reset in place and attached to the roof. The unit is tested to make sure it is in working order.

Mabel Hamilton in unit 249, asked if the skylights will be replaced. Skylights will be replaced at the owner's expense. The roofing company will purchase the skylights because they know the correct size and style. You will be billed for the skylight and we will pay for the labor. You have the option to remove the skylight and close up that area.

You will receive advanced notice before your unit is done. Lyons will contact you and let you know when they will be there and what they will do. If you are not there, they will leave the information in your screen doors.

Bob Spies asked what about the solar tubes? If the solar tube top needs replacing that can be done. Some people with wind turbines have had them replaced.

Next meeting December 15, 2015

Adjournment: The meeting was adjourned at 1:30 p.m.

Respectfully submitted by Sally Miles

GCIII Secretary

