

## **DRAFT**

**Garden Condo III Board of Directors  
Minutes 11/15/16  
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 October 25, 2016 meeting. Motion carried unanimously.

**Treasurer's Report:** Scott Third reported that our operating account has a balance of \$60,579.46 and our reserve account has a balance of \$598,964.96. Total assets are \$659544.42. These balances are as of 10/31/2016.

### **Community Updates:**

**1. Architectural Report:** Wayne Berg reported 7 items were approved. 1 solar tube, 4 satellite dishes, 1 window, and 1 security door.

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.svegardencondoiii.com](http://www.svegardencondoiii.com)

**2. Golf Cart Storage:** Barbara Tedrow reported Cornerstone will take over supervision of the golf carts. All renters were sent an email informing them of this and asking them to reply if they are renting next year or not. New security locks will be installed and new keys issued in January.

**3. Landscaping:** Howard Shapiro reported that tree trimming will begin this month as soon as he meets with Southwest Lawn and develops a schedule.

**4. Lighting:** Johnny Elkins asked if you want to change the color of the bulb in the large round globe in the front of your unit for Christmas please call him and he will change them. He replaced fewer bulbs this last month and has seen fewer garage doors 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. There are 3 outstanding. The updated maintenance list is on our website. If you have maintenance issues, please call David at 480-329-3498. One other item he shared that is a challenge to both maintenance and landscaping is people messing with the irrigation system specifically the drip system. Someone has bent and clipped off one of the tubes of the system causing everything down from it to die from lack of water. Please do not do anything to the system, if you have issues please call us.

**6. Social Committee:** Julie Hansen reported Wednesday, December 14<sup>th</sup> will be our pizza party. It will be held in the auditorium with Kevin Crum providing the entertainment. 5 Star Pizza will serve pizza and salad. We will provide dessert, coffee, and lemonade. You may byob or a drink of your choice. Tickets will be on sale for \$9.00 at the main HOA office until December 9<sup>th</sup>. Volunteers are needed for set up at 3:30 and to help clean up afterwards.

**7. Welcome Committee:** Barbara Hurley reported that she and Diana Klein have been welcoming new owners. They go around every week or two, so 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. Sally Miles stated the group is now coordinating the policy manual with the CC&R's to see what can be changed and what cannot. The members of the committee are Linda Elkins, Monique Kaczmarek, and Sally Miles. Julie Hansen will join the committee.

**Management Report:**

**1. Pre-paid Accounts---**18 letters were sent out for overpaid accounts. This was done to clean up the books by the end of the year.

**2. VoteHOANow website-Electronic voting—**A letter was sent out explaining this new voting procedure. You will be receiving the election information by the beginning of January. There will be a slate of candidates and a window of time for voting. If you are not comfortable with using a computer you may request a paper ballot.

**3.Back Flow Testing (34)---**These need to be tested for compliance with the City of Mesa. If you see people around looking for these please don't be concerned.

**New Business:(Action/Vote items for the Board)**

**1. Golf Carts---Agreement Fee (M)** A motion was made by Howard Shapiro and seconded by Sally Miles to accept the agreement and fee schedule along with the new rules and regulations for golf space rental. Motion carried unanimously.

**2. 2016 Financial Review/Tax Preparation (M)---**A motion was made by Howard Shapiro and seconded by Sally Miles to hire Patton and Associates to review our accounts and prepare our taxes. Motion carried unanimously.

**2. 2017 Budget---**Scott Third developed the budget and the board reviewed it at it's executive meeting. There will be no increase in assessments.

A motion was made by Howard Shapiro and seconded by Scott Third to accept the 2017 budget.

**Old Business:**

Election of Board members---Notice will be sent to all home owner about open positions on the board. Please consider running for the Board of Directors. Your knowledge and expertise will be of great help in keeping our community moving forward and making things better.

David Hurley stated he would like to bring up a couple of items. The first is courtesy to others. We live close together, see each other on a regular basis, and need to be courteous to each other. One issue is parking. Please consider others if you use the west parking area but really don't move your car often. There are many more spaces in the east lot that can be used for long term parking. Next, our roofing replacement is going well. We are moving along nicely and roofs are scheduled for 2017-2018. We should be finished by mid 2018. That means 173 homes are done out of 273. The next 2 year schedule is on the web site and bulletin boards.

[www.svegardencondoll.com](http://www.svegardencondoll.com)

If your area is having a welcome back or block watch get together please think about attending. It is your chance to meet people, find out what is going on, and learn about things in the area. Finally, if I hold up a sign that says 25 what do you think it means? What about 15? The speed on main Keats and Kiva is 25 miles per hour and on the other streets it is 15 miles an hour. Please drive the limit and no higher.

**Open Forum:**

Monique Kaczmarek, #273, asked if they will be spraying outside around the units? They will be spraying once a month.

Fern Cohen, # 379, asked if we can do anything about the truck that parks in front of her house? Technically, no, it is a city street. We have notified him though and asked him to park in driveway or a parking lot. Fern added why can't we change the CC&R's to change the parking stipulation? It would take a vote of the owners.

Dorothy Roul, # 382, asked if we could ask people to drive on the right side of the road. She also asked if someone could come look at her lawn because she has holes all over. Someone will check it out.

Dianne Harmon stated there are a lot of weeds growing along the back wall. She was about to start picking them and one of the landscapers told her they were going to take care of it. Hopefully they will. She also said we have a summer problem concerning the drip system and trees getting too big. The tree behind her got so large that the Bermuda grass under it died from lack of sun. Then you are left with dirt. As the mowers mow it stirs up the dust which ends up inside homes and on the windows. If the dirt gets wet we then have a problem with mud. Mr. Hurley answered this should be taken care of with our landscaping plan.

Ms. Fehringer, # 438, said her neighbor's front faucet is dripping and they haven't returned yet. What can be done? Cornerstone has been advised of

**this problem so it can be fixed but the issue is when the owner left they took the handle off the faucet so it can't be tightened.**

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

**Next Meeting: December 20, 2016 1:00pm in the Oakwood Room.**

**Adjournment: The meeting was adjourned at 1:45 p.m.**

**Respectively submitted by  
Sally Miles  
GCIII Secretary**