

DRAFT

**Garden Condo III Board of Directors
Minutes 11/21/17
Oakwood Room 1:00 p.m.**

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:03p.m. Mr. Hurley welcomed back our members who were gone for the summer.

Approval of Minutes: A motion was made Sally Miles and seconded by Howard Shapiro to approve the minutes of the October 24, 2017 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$78,105.40 in our operating account and \$522,534.31 in our reserve account. Total assets are \$600,639.71. These are balances as of October 31, 2017. We have a G E Capital cd maturing in December. It will be cashed and deposited in our money market account.

Community Updates:

1. Architectural Report: David Hurley thanked Wayne Berg for the last two years of service and all of the hard work he has done for our community. Terry Martin will take over the architectural committee. Contact Terry for all changes you are making to the exterior of your unit. The forms are on our web site or you can request them from Terry. Last month 2 satellite dishes and 2 A/C units were approved. Our new web address is www.sve-gc3.com

2. Golf Cart: Invoices for next year will be sent out in mid December. The fee is \$100 for the year. There are spaces available in the east garage and 2 in the west.

3. Landscaping: Howard Shapiro reported that we will be working on the drip lines until June of 2018. Nothing else is active at this time.

4. Lighting: Johnnie Elkins asked 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. I will start the day after Thanksgiving. If you break the large globe in the front, it is about \$25 to replace and the cost is yours. Also it is easy to break the brackets inside and we can't replace them, you will need to figure out how to fix them if you do it yourself. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.

5. Maintenance Report: David Hurley reported repairs are ongoing. If you have an issue or see one let us know. Roofing is ahead of schedule and should be finished in April of 2018. Nine buildings are left. Units 446-447 and 384-385 will be done in December. Remember that before your work is started, Bridgette from the roofing company will come to inspect your unit to make sure there is no damage. Skylights that are replaced are the expense of the owner. We advise that you do this or you may have opening covered up. We are in the process of repairing the rear storage sheds. The bottom sections have deteriorated and are being replaced with metal and then painted. We did the worst first but all will be repaired. The roofing schedule is posted on our web page and boards. Our web address is www.sve-gc3.com

6. Social Committee: David Hurley reported for Julie Hansen. Thanks to Fern Cohen for treating us to brownies today for our social time. If anyone would like to offer to bring a treat please let Julie know. We are looking for 2 or 3 people to take over the social committee. If you know of anyone who would like to take over this job please let me know. Information about 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. More information will come in January.

7. Welcome Committee: Diana Klein reported that she and Barbara Hurley have greeted seven new home owners. All but one are full time residents. In unit 318 are the Wilcoxon's, unit 416 are the Sprague's, unit 319 the Mongold's, unit 360 the Thuenen's, unit 486 the Haynie's, and unit 505 the Monroe's.

8. Policy/Rules Committee: Sally Miles reported that her committee is adding a towing policy suggested by our attorney. 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: Barbara Tedrow reported;

1. ABC Waterworks will be around the community for backflow testing.
2. Online voting: We will begin preparing for electronic voting to be used in the February election. 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. We need candidates for the board. If you would like to submit your name to run please let me know.
3. We will be sending out an End of the Year letter that will include coupons if you use them to pay your HOA fee.

New Business: (Action/vote by the Board)

1. 2018 Operating Budget: David Hurley asked for a motion to approve the 2018 budget. A motion was made by Scott Third and seconded by Terry Martin to approve the 2018 budget that has been reviewed by the Board. Motion carried unanimously. The owner of unit 449 asked if the monthly HOA assessment will go down when the roofs are done? Mr Hurley stated that at that time we will have to evaluate our cash flow needs and expenses.
2. Board vote to change Association's URL to www.sve-gc3.com: A motion was made by Howard Shapiro and seconded by Terry Martin to change our URL web address. Motion carried unanimously. Mr Hurley thanked Scott Third for designing our web site and maintaining it. Remember you can find out just about anything you want to at this site. The rest of the community looks at us as the role model for getting information to our residents.
3. Towing Policy Resolution: A motion was made by Terry Martin and seconded by Howard Shapiro to approve the towing policy to be added to the rules and regulations pertaining to vehicle parking within the community. Motion carried unanimously.

Old Business:

1. 2016 Financial Review: MC Patton, our CPA, has given his input on our 2016 financial statement and the board will give its approval at our December meeting.
2. Landscape—see landscaping report above.
3. 25/15: Mr Hurley asked if anyone knew what these 2 numbers mean--the speed limits in our community. 25 on the main streets where there are curb and gutters and 15 on the side streets where there are none. It is really important for the safety of our residents that you abide by the speed limits. You need to be careful and kind to our neighbors who walk and bike in our area.

Open Forum: Bill Kesler, unit 300, said that last week Condo 1&2 had a social gathering and invited Condo 3. Do we have some way to let us know when these events are happening? Mr. Hurley replied that the information was at the bulletin boards, on our web site, and in the Outlook.

Dixie Stewart, #427, asked what the verbiage in the towing policy was? The policy mainly addresses parking in the wrong area, vehicles that are not moved for months, and cars with plates that have expired. Ms Stewart also asked about cars parked in driveways overnight. Mr Hurley replied that this is something we need to enforce. We try and make people aware of the rules and violation letters need to be sent. Ms. Tedrow, of Cornerstone, added that the person complaining needs to be willing to put the complaint in writing with their first and last name. A letter will be sent to the violator and if it continues a hearing will be held.

Ms Stewart added sometimes there are situations that occur that parking in the driveway is a necessity but not all of the time.

Terry Martin asked if security reports these cars? No

Mr. Gleason, #374, our neighbor's had visitors who had a handicapped carrier on the back of their car. They backed their car in to the driveway while there, is this ok? Ms Tedrow stated that if you let Cornerstone know of these situations they will be flexible.

Bob Spies, unit 286, asked what was the resolution on the satellite dish on the roof? Mr Hurley said it is still in the process of being resolved. Mr. Spies also added that the recycle bins are filling up fast and one reason is people are not breaking down boxes.

Mr. Hurley said now that more people are back it is an issue. Linda Elkins added that there are other places to dispose of cardboard and paper. One is near the auditorium. Howard Shapiro said the computer club makes about \$1600 from this. We should consider disposing of it there. Dixie Stewart reminded us that if you can wad it up they don't want it. No used paper.

Barbara Hurley, unit 369, asked how much more would it be to pick it up more often? Mr. Hurley replied we are already having it picked up twice a week.

Mr. Flood, #254, asked why the trees near him have not been trimmed? He added that patios are not being cleaned by landscapers. Mr. Shapiro answered that everything will be trimmed by spring. We will look into the patio situation.

Connie Kemp, unit 437, stated that the tree in her neighbor's yard(446) was removed. Why are some of the orange trees dying? We are looking into this problem.

Who is responsible for the concrete suspensions joints on the driveway? We need to investigate who is responsible.

Mr. Holter, unit 449, asked what is covered by our insurance policy? Mr Hurley stated that it covers the interior as is was when it was originally built, the exterior except for the air conditioning units which belong to the owner of the unit.

John Gleason, #374, stated the landscapers are doing a poor job of cleaning the front and back patio areas, they are using weed-wackers around the trees and damaging the trunks, the grass is being cut too short, and there are bare spots. Mr Hurley said we will address this with them.

Our web address has changed. The new one is www.sve-gc3.com

Remember you can find out lots of information about Garden Condo III on our web site, www.sve-gc3.com. You can even find out fun things to do around the area.

Next Meeting:: December 19, 2017

Adjournment: The meeting was adjourned at 2:03p.m.

**Respectively submitted by
Sally Miles GCIII Secretary**