

# Draft

Sunland Village East  
Garden Condo III  
Minutes of December 15, 2015

Welcome and call to order: The meeting was called to order at 1:03p.m. by David Hurley.

Approval of minutes: A motion was made by Sally Miles and seconded by Scott Third to accept the minutes of the November 17, 2015 as written.

Treasurer's report: Operating account as of November 30, 2015 is \$77,692.11. Reserve account balance is \$781,792.79. Total current assets are \$861,769.36. Two CD's maturing this month are a total of \$125,040.52 and will be added to our Mutual of Omaha account.

Public Participation: Bob Scheitlin asked if the balance included the money from the CD's. It is included.

Committee reports:

1. Architectural -Wayne Berg stated he approved 2 permits, one for a new A/C unit and one for a satellite dish installation.
2. Golf Cart-Fred Beck reported that there is still space available in the east garage and that invoices are going out for 2016 space rental fee.
3. Landscaping-David Hurley stated we are continuing to work on our project and its three main focuses. Drainage, trees, and rock issues.

Public Participation: Vera Smith, unit 425, said that after the barrels were installed it seemed to make the water drainage worse instead of better. Mr Hurley stated we have asked a consultant to assess what has already been completed and where we need to go from there. The work needs to be refined and completed so containers work better. We have asked for a RFP so we can get three bids on work to be done. Ms Smith asked why it was done behind her unit when there wasn't a problem there to begin with. It needed to be started there so the water can be moved down to the drain.

4. Lighting-Lights are checked on a regular basis but if you have a light out call Johnny Elkins.
5. Maintenance-David Hurley reported that there is a log of items that need repairing and it is done on a needs based system. We will be handing out a packet(1 per household,please) which contains maintenance needs, the roof schedule, and an explanation of the recycling program.

Public Participation: Marilyn Glogoss said Lisa from the main HOA will give us a set of SVE papers that pertain to GCIII for our use.

Owner's Responsibilities: Mr Hurley stated that our units are 20 years old and there are more things to maintain. If the item that needs repair is to the exclusive use of that unit, it is the owner's responsibility. He proceeded to explain what some of these are:

- i. Hose bibs (outside faucet) and the valve that shuts off the water to the unit.

If you turn off your water when you leave please don't take the handle off.

Many have taken them off and either stripped the threads or lost them.

When you do that you need to replace the whole valve unit. Please leave handle

there. When you turn on your water again you need to do it slowly to avoid damage

to your plumbing.

- ii driveways-owners
- iii patios-owners
- iv skylights-owners

- v Satellite dishes-dishes may not be mounted on roofs, new or old. They can be attached to the fascia or undermounted. All roofs are the property of the HOA and are regulated by the Architectural Committee. Architectural forms are needed even if it is a reinstallation. If the dish is installed on a new roof, the dish must be removed and the roof repaired at the owner's expense. We have contracted Lion, the roof contractor, to make these repairs because of the warranty.

Public Participation: Norman Perrill said that he changed from Direct TV to Dish and the dish was never picked up so he finally took it to the dumpster.

6. Social Committee-We will be having our next get together in January. Watch for the information in the Outlook.

7. Nominating Committee-We have three candidates on our ballot and are looking for anyone else who would like to run. Please contact Diana Klein if you would like to be a candidate. Our election will be at our annual meeting in February. Ballots will be mailed in mid-January.

#### Management Report

1. Insurance Information-CAU met with the board to review our current coverage. We will be getting bids from two other companies for cost comparisons. Our policy is up for renewal on February 1, 2016. Representatives from CAU will be attending our February meeting to answer your questions about insurance coverage.

2. Annual Meeting-Our annual meeting is February 17, 2016

New Business:David Hurley read the rules pertaining to satellite dishes and referred to the previous discussion of owner' responsibilities.

#### Old Business:

1. Roof Progress Report-A schedule has been formulated for the next phase of roofing. We will stay with this schedule unless problems occur and need immediate attention. One third of the roofing has been finished and we are anticipating one half will be done by the end of 2016. We are experiencing what Mr Hurley called "Shingle Envy". Residents are asking when theirs will be done.

2. Spring 2016 Roof Schedule-The roofing schedule is in the packet with the recycling information. Lions will be visiting residents of each section of units as they progress. They will inform residents of what will happen as they work on their homes.

Open Forum:Norman Perrill, unit 481, stated his area was the last built and hoped it would be a while before roofing was replaced in his area. Mr. Hurley said they would be one of the last unless there is a problem. Mr. Perrlin also asked why we have to have black screens in the front of our units. He says it is environmentally irresponsible because it heats up the inside rooms that face west and therefore use more air conditioning in the summer. Why couldn't we use a light color? Our garage doors are without windows, why is

this? Wayne Berg read what is stated in the architectural forms. The front must match the other units and that is black. The sides and back can be black or bronze color.

We were also informed that we no longer have golf cart service in our community. This we have no control over. You must now go to an outside source for repairs.

Mr Gerke, unit 281, asked about people walking their dogs in the no pet area. Where can pet owners walk dogs? Not all dog walkers are from our area. They walk in from the house area. We can't really keep them from coming to our area but we are posting signs that state this is a "No dogs allowed" area. We can ask if they are from this area and if not we can remind them that it has been posted there are no dogs allowed.

Marilyn Glogoss reminded people about the containers for recycling. Gray are for recycling and blue are for trash. There are two container areas. All information about recycling is in the handout.

Remember no plastic bags in recycling bins.

David Hurley thanked Bob Scheitlin for his many years of service to GCIII. Bob and his wife Barbara will be moving to Georgia.

Adjourn: A motion was made by Scott Third and seconded by Fred Beck to adjourn the meeting. Adjournment time was 1:40p.m.

Respectfully submitted by  
Sally Miles  
Recording Secretary for GCIII

Next meeting: Jan. 19,2016