

DRAFT

Garden Condo III Board of Directors
Minutes 12/20/16
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 November 15, 2016 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that our operating account has a balance of \$56,994.68 and our reserve account has a balance of \$579,064.23. Total assets are \$638,543.37. These balances are as of 11/30/2016. We have a CD maturing on December 22 which will be deposited into our Wells Fargo account. The 2017 budget is set and there will be no fee increases. Sally will be including a financial report with the meeting minutes.

Community Updates:

1. Architectural Report: Wayne Berg reported 8 items were approved. 3 satellite dishes, 2 front and rear epoxies, and 3 security doors. 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 Wayne thanked everyone for helping get forms completed and turned in. David Hurley thanked Wayne for the good job he has done this year dealing with the community members and the architectural issues.

2. Golf Cart Storage: David Hurley reported he has new security locks and new keys for the golf storage buildings. Everyone will get new agreements and invoices for 2017. Please fill in the information needed and return to Cornerstone. You will need to provide the VIN number, proof of insurance, and a description of the cart. No key deposit will be required but there will be a fine if you lose it. People needing access to the east shed for other items will also get a new key.

3. Landscaping: Howard Shapiro reported that Phase I, tree trimming, has begun. This is being done to enhance grass growth. In February, we will do a walk through to see how it is working. Phase II will begin after that. Grass and trees are a priority of the Board.

4. Lighting: David Hurley thanked Johnny Elkins for all of his hard work in the community. He takes care of all the large globes in front and the back lighting. If you have a light out or want to change the color of a bulb in large globes, call Johnny at 480-380-8986.

5. Maintenance Report: David Hurley reported that the roofing project as designed is on target. We have 273 units and 173 have been done. The projection for 2017 are units 290-293 and 294-299. We also will be replacing some soffets that are under the eaves. Just a reminder that if you turn off the main water valve, don't take off the handle. They are easily damaged and if this happens you will have to pay to get it replaced. If you have maintenance issues, please call David at 480-329-3498.

6. Social Committee: David Hurley thanked Julie Hansen for all her hard work on the pizza party. Julie reported that 84 people attended and enjoyed pizza, ice cream, and entertainment by Kevin Crum. Our next event is February 9th with entertainment provided by the Needham Twins. We will have a catered dinner from Salernos Italian Restaurant. Come early to our January meeting for some socializing and refreshments. Social time will be from 12:30 to 1:00 in the Oakwood Room.

7. Welcome Committee: Diana Klein reported that she and Barb Hurley have been welcoming new owners. This last month they welcomed Deeanna Smith, unit 398, Hurbert and Elizabeth Ruessman, unit 497, Tom Bomber, unit 333, the Goodall's, unit 347, Berry and Vera Smith, unit 425, James Wheeler, unit 283, and Bonnie Rockwood, unit 400. If you see new people moving in please give them a call.

8. Policy Manual: Mr. Hurley reported that a committee has been working to review the policy manual. The members of the committee are Linda Elkins, Monique Kaczmarek, Julie Hansen, and Sally Miles. Sally reported that there have been some additions, combining of rules, and deletions. The committee will keep working on this and then present it to the Board.

Management Report:

Golf Card Shed Invoicing—The invoices will be mailed this week along with the the new agreements.

New Business:(Action/Vote items for the Board)--No Report

Old Business: No Report

Open Forum:Julie Hansen, unit 466, asked about the leaking rear and front faucets. Many units have this issue. Mr Hurley said this is due to old fittings. We will contact our plumber and see if we can get a group price to fix them with a discount.

Mr. Brunick, unit 496, asked that the Board consider the rule on security shutters (roll down,metal ones) and let others get them that don't back up to a wall. This is a security issue for owners who leave for the summer. Mr. Hurley stated the Board would review the rule. Mr. Brunick said he has spoken with his neighbor's and they don 't have an issue with them. Mr. Hurley thought the rule was made to keep our area as open and friendly as possible.

Jim Olsen, unit 383, said water is coming onto the sidewalks and patios and warping the lower area of his storage unit. The wood is deteriorating and the paint is coming off. He feels the sprinklers need to be adjusted. Mr. Hurley stated this is exactly what Mr. Shapiro is working on with the Phase I landscaping. He also said he has asked Lion Construction to look at the storage units and see what needs to be repaired. Howard Shapiro added that sometimes walkways aren't level so it causes this.

Mr. Gefroh, unit 402, asked about keys for mail boxes. Mr. Hurley said we don't have extras. You must replace the lock yourself. The post office will not do it. You might try and have another one made by a locksmith or at Home Depot.

Terry Martin, unit 426, asked about people who have wind chimes. Wind chimes are not allowed.

Diane Klein, unit 368, asked if everyone votes on the rules and regulations or does the board just decide? Will people be informed before board acts? The Board will put out for people's comments.

Don't forget to check out our new web site: www.svegardencondoll.com

Next Meeting: January 17, 2017, 1:00pm in the Oakwood Room. We will have a social get together at 12:30 before the meeting.

Adjournment: The meeting was adjourned at 2:05 p.m.

Respectively submitted by
Sally Miles
GCIII Secretary