

DRAFT

Garden Condo III Board of Directors
Minutes 12/19/17
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:03p.m.

Approval of Minutes: A motion was made Sally Miles and seconded by Howard Shapiro to approve the minutes of the November 21, 2017 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$69,511.38 in our operating account and \$508,255.64 in our reserve account. Total assets are \$574,767.02. These are balances as of November 30, 2017. We have a cd maturing on December 20th and it will be cashed and deposited in our money market account.

Community Updates:

- 1. Architectural Report:** Terry Martin reported that he approved 1 satellite dish installation. 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. Our new web address is www.sve-gc3.com
- 2. Golf Cart:** Invoices for reserved spaces will be mailed December 21st. 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 are up to date on the work. Drip lines will be completed by July of 2018.
- 4. Lighting:** Johnnie Elkins stated that he will be around on January 2nd to put the white bulbs back in the large globes that now have holiday colors. Please place the white bulb on the brick next to the globe, please don't do it yourself. These are maintained by the Associations along with the back pathway lights. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.
- 5. Maintenance Report:** David Hurley reported repairs are ongoing. Roofing will begin again after the first of the year. We have 9 buildings left and will be done in April. If you have an issue or see one let us know. The roofing schedule is posted on our web page and boards. Our web address is www.sve-gc3.com
- 6. Social Committee:** Julie Hansen thanked Marlene Martin for treating us to cookies today for our social time. If anyone would like to offer to bring a treat please let Julie know. Condos 1 and 2 will be having a gathering on January 25th. They will be having pulled pork and cole slaw. Tickets are available in the main office. The Desert Guys will be entertaining. More information is available at the bulletin boards. Our big party will be February 28th in the Auditorium. It will be catered by Salernos. Chuck Bene will be entertaining. More information will come in January. 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 Julie know.
- 7. Welcome Committee:** Diana Klein reported that she and Barbara Hurley have met one new owner since the last meeting. Grant and Cleo Perry are in unit 477. David Hurley added that GCIII is the only one with a welcoming committee. Many people have commented on having someone help them with getting to know the area.

8. Policy/Rules Committee: Sally Miles reported that the policy manual is now available online for review. We will be taking written comments for 30 days. Please submit them to Barbara

Tedrow at Cornerstone. We will be voting on the manual at our February meeting. If you need a hard copy please contact Barbara.

Management Report:Barbara Tedrow reported:

- 1. Pre-paid Accounts: Cornerstone will be reviewing pre-paid accounts. If your account is overpaid you will be notified and an adjustment will be made so we can bring your balance to - 0-.**
- 2. VoteHOANow website/Electronic voting: The information is being loaded to the website and you will receive a post card with details. We now have 2 candidates for the board and 1 up for re-election.**
- 3. Back Flow Testing: ABC Waterworks is behind schedule but will be coming soon.**

New Business: (Action/vote by the Board)

- 1. 2016 Financial Review: A motion was made by Terry Martin and seconded by Howard Shapiro to accept the 2016 Financial Review report as presented to the board. Motion carried unanimously.**
- 2. Renewal of Association's Insurance Policy: The Association has made some adjustments to our insurance policy with Farmer's. These adjustments will save us money. These changes take effect on February 1, 2018. Matt Lundgren will be sending letters to all residents so that they may inform their agents. A motion was made by Scott Third and seconded by Howard Shapiro to approve the increases in the deductible limits and reduce the cost of our insurance. Motion carried unanimously.**
- 3. Reserve Study: David Hurley commissioned that a reserve study be done to update the 2018 budget and do long range planning to cover 2019 and the next 5 years. A motion was made by Scott Third and seconded by Howard Shapiro to begin reserve study. Motion carried unanimously. Scott hopes to have this completed by April 2018.**

Old Business: None

Open Forum: The owner of unit 338 asked why we have grass and not rock? Mr. Hurley stated we did a survey about grass or rock and residents said leave the grass. The grass is now in better shape than before. Mr. Shapiro has worked very hard to make this happen.

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: January 16, 2018

Adjournment: The meeting was adjourned at 1:25 p.m.

**Respectively submitted by
Sally Miles GCIII Secretary**