

DRAFT

Garden Condo III Board of Directors
Minutes 12/18/18
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 12:56p.m and he welcomed the residence in attendance.

Approval of Minutes: A motion was made Sally Miles and seconded by Terry Martin to approve the minutes of the November 20, 2018 meeting. Motion carried unanimously.

Treasurer's Report: David Hurley reported for Scott Third that we have \$48,424.27 in our operating account and \$508,552.28 in our reserve account. Total assets are \$556,976.55. These are balances as of November 30, 2018. At our last meeting the budget was approved. It is online on our website. If you don't have a computer please ask Zach to mail you a copy. The budget for next year and the 5 year reserve plan are posted there.

Community Updates:

- 1. Architectural Report:** Terry Martin reported that he approved 3 security doors , 1 patio epoxy, 1 roll up patio enclosure, 2 approvals for sunscreens, and 1 installation of synthetic grass in patio area, The forms are on our web site or you can request them from Terry. Our web address is www.sve-gc3.com
- 2. Golf Cart:** Zach Bartels reported that the rental cost for a space in 2019 is \$100.00. Payment is due now. There are spaces available in both cart areas. Barb Hurley asked if invoices had been sent? Zach reported that they had.
- 3. Landscaping:** John Gleason thanked the residents for tolerating Desert Classic. We are now interviewing for a new company. We removed 64 dead bushes and will begin by replacing 32 in the spring. We will make sure the water system is working correctly. It will be a 2 to 3 year project. We will begin refurbishing the granite. Thanks to Dorothy Roul, Barbara Hurley, and Matt Poole for working on this committee. The water issue behind unit 420 will be corrected and the weeds will be taken care of. Marvin Fretwell helped tremendously on the water issue. It takes everyone to make our community a great place to live. David Hurley thanked the people serving on the committee for their work.
- 4. Lighting:** David Hurley began by stating that as part of this community the rules apply to everyone. One issue this time of year is that no porch light can be used as a plug. Those who are doing this have 25 days to rectify it and remember not to use it next year. The rule is on page 9 of the Rules and Regulations. Johnnie Elkins replaces the bulbs in the large globes. He is the only one authorized to do it or someone of his choosing. They break very easily. Johnny Elkins reported that he will begin returning the lights to their white bulbs the day after New Year's Day. Please leave the white bulb by the globe so it can be changed. If you need replacement bulbs please call Johnnie at 480-380-8986.
- 5. Maintenance Report:** David Hurley reported that the roofing was completed and the foundations painted. If for some reason your foundation was skipped please let him know. If you see a problem please call David so that it can be taken care of.
- 6. Social Committee:** Sally Miles reported that we will have our annual dinner on January 31, 2019. Salerno's will be catering and Chuck Bene will be entertaining. We will begin selling tickets on January 2nd in the main HOA office. The cost is \$12.00. We will be serving meat lasagna, pasta with pink sauce, salad, Italian bread, and dessert. We will furnish coffee and lemonade. BYOB Thanks to Barbara Hurley, Monique Kaczmarek, Coraine Goodall, Fern Cohen, Linda Elkins, Gladys Hillebrand, Teresa Peebles, and Karen Erickson for volunteering on this project. If you need a special diet please contact Sally at 480-634-1982.
- 7. Welcome Committee:** Diane Klein reported that there were no visits since the last meeting. The Gefre's in unit 405 attended the November meeting. David Hurley reported that the Klein's and the Hurley's hosted a "Driveway Get Together" on the evening of the Golf Cart Parade. They combined watching the parade with a party and a Neighborhood Block Watch meeting. Mr. Hurley also reported that members of the community contributed \$265 towards bike for children in shelters. The Bike's for Tots is a project of the Tennis Club. Our contributions bought 2 bikes.

Management Report: Zach Bartels reported that our annual meeting is coming up in February. If you choose to serve your community and run for the board please fill out the form that was mailed to you and return to Cornerstone. We have 3 board members leaving the board, David Hurley, Scott Third, and Terry Martin. The monthly HOA dues will decrease in January. If you have it automatically debited from your account you

will need to request a new form from Cornerstone.

New Business (motion and vote by board): None

Old Business: At our January 15, 2019 meeting we will give a summary of what has been accomplished thus far and what is to come next year. This summary will cover what projects were completed while David Hurley, Scott Third, and Terry Martin were on the board.

Open Forum:

Marvin Fretwell, unit 238, stated that his unit has southern exposure and 2 dead trees were removed and not replaced. Mr. Fretwell has asked to purchase two trees and have them planted. Can he do this? Mr Hurley replied that the planting of new trees is being considered after we are done with grass and granite. It will be part of the next phase of the landscaping plan. Diane Klein wanted to know if he is willing to purchase and plant why can't he do it? Mr. Hurley suggested that he work with John Gleason on this. John suggested that we wait for the new landscaping company and we will talk to them about it.

John Gleason stated that if you hear a funny noise from your exhaust fans please replace them. If you need help give him a call. Dixie Stewart said to be careful though, she read where someone was electrocuted by one.

Monica Kaczmarek, unit 273, said the sprinkler system behind her unit need adjusting. The wall is being hit by water. There is also black scaling growing on the wall behind her unit, how can it be removed?

Mr. Vial, unit 236, thanked David Hurley for promptly fixing the leak in the irrigation system in front of his unit. He also thanked John Gleason for taking care of the broken branch that was scraping his roof. He did state that were the irrigation problem occurred the ground has sunk and needs more rock. Can he move some around to fill in? We will take care of it.

Ron Moats, unit 482, asked if the condo insurance that the HOA carries pays if the sewer backs up in your unit? Who is responsible? Mr Bartels will check on this. Terry Dobratz said individuals are responsible if it is inside. We will check.

Next Meeting: January 15, 2019

Adjournment: A motion was made by John Gleason and seconded by Terry Martin to adjourn. The meeting was adjourned at 1:35 p.m.

**Respectively submitted by
Sally Miles GCIII Secretary**