

## Draft

Garden Condo III Board of Directors  
Minutes 1/19/16  
Oakwood Room 1:00 p.m.

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

**Review and Approval of Minutes:** A motion was made by Sally Miles and seconded by Scott Third to accept the minutes of the December 15, 2015 meeting. Motion carried.

**Treasurer's Report:** Scott Third reported that we have \$133,797.04 in our operating account and \$794,967.39 in our reserve account. We had 2 CD's mature and the money in them was deposited in our Wells Fargo account. Money not used in accounts at the end of the budget year goes back into the general account for 2016.

### Community Updates:

**1. Architectural Report:** Wayne Berg approved 7 architectural forms. Six architectural changes to include epoxy of front and back areas, tile back patio, installation of radiant heater, and installation of security door. One installation of satellite dish was approved.

**2. Golf Cart:** Two new items of equipment have been added to east garage.

**3. Landscaping:** David Hurley reported that the trees have been trimmed and the grass is growing. We have contracted with a new company to develop a RFP process to complete our drainage plans and this will go out for bids this month. The landscaping committee will be called together again to overlook this work. If you would like to be a new member on this committee please call David Hurley, 480-329-3498.

**4. Lighting:** Johnny Elkins stated that he has had to replace 7 brackets on large globe light since Christmas. This is usually caused by people changing to a colored bulb. These brackets are hard to find so if you are going to change to a colored bulb please call Johnny for help. We need to paint the light fixtures in the rear of the units because the paint is deteriorating. If you break the white bulb on your porch light, replacements can be purchased at Home Depot. If replacement of the whole fixture is needed, we might need to designate a couple of fixtures to choose from. Please don't loosen the bulbs from the rear lights so they won't light. These are there for safety purposes.

**5. Maintenance Report:** Small items are being repaired as needed.

**6. Social Committee:** Teresa Esterly reported that the total expenses for the pizza party were \$972.30. We sold a total of 80 tickets for \$720.00. \$252.30 was taken from the social fund to supplement the party. Our next event is January 28<sup>th</sup> from 5-8 p.m. in the auditorium. Tickets will be on sale at the main HOA office until Friday, January 22<sup>nd</sup>, at noon. The tickets are \$10.00 per person. We will be serving Joe's BBQ. The menu is BBQ, cowboy beans, mac 'n' cheese, and ice cream bars. Thanks to many community members getting their food servers licenses there will be 8 servers. GMANN Entertainment will perform and we will have a demonstration of electric slide dancing.

**7. Welcome Committee:** Diana Klein and Barbara Hurley welcome new owners to our community with a packet of information that they will need to know and might not be in the CC&R's or Policy Manual. David Hurley thanked them for all their work in putting this together. If you know of anyone new to our community please let Diana or Barbara know.

**Management Report:**

**1. Termite treatment update:** Barbara Tedrow reported that the termite treatment is continuing. She is also working with them to schedule the garage area treatment.

**2. Insurance comparison:** We requested 4 proposals and 3 companies responded. One was the current provider and 2 new ones for our 2016 insurance needs.

**3. Contact information—share/reciprocate with Master Association:** Lisa Titmas will be meeting with Ms. Tedrow to coordinate the information we have about owners.

**4. Backflow testing:** The backflows are irrigation units that are required to be tested every year by the city of Mesa. The cost is about \$1000.

**5. Policy Manual revisions:** We should be doing an annual audit of records. Garden Condo III's have not been done for 10 years. It is time to look at ours and make sure they are current and accurate. David Hurley added that we have talked about this in the past and need to do it this year. He added that a group will be formed to review the policy manual. The group consisting of 3-5 people will read, take notes, and make recommendations to the board. If you would like to serve on this committee please call David at 480-329-3498.

**Old Business:** None

**New Business: (Action/vote by the Board)**

**1. Insurance:** Mr Hurley stated that we felt we needed to put our insurance out for bid because we haven't done it for 3 years. We interviewed 2 of the companies and 1 declined. A motion was made by Sally Miles and seconded by Scott Third to approve Lundgren Insurance Agency as the Association's insurance carrier for 2016 and for the costs proposed. The coverage includes liability, D&O, and workman's comp. Motion carried by the majority. Mr Beck was absent.

**2. Backflow testing:** Mr. Hurley explained that the cost was about \$1000. There might be some repair that needs to be done. A motion was made by Scott Third and seconded by Sally Miles to approve ABC Waterworks to perform the backflow prevention testing on 23 community units. Motion carried by the majority. Mr. Beck was absent.

**Open Forum:** Marilyn Glogoss, unit 365, stated the recycling program is well used and very successful. They are not emptied often enough. Most of the times the bins are full so can we consider getting 2 more? Mr. Hurley replied that they are emptied on Saturdays. There is also a lot of cardboard in them which takes up a lot of space. Thanks to all who are using this service. Linda Elkins added that the main HOA collected papers and cardboard. This could take care of our problem of space. They collect it north of the auditorium and south of the Oakwood Room building. Daryl Boes, unit 301, stated the trees behind his house are dead. Will they be taken out? Mr. Hurley replied that landscaping is based on needs and right now we need to complete our drainage work. That might determine if trees are replaced or not. David thanked Bob Scheitlin for his years of service to GCIII. He will be missed.

**Next Meeting:**Annual meeting February 16, 2016

**Adjournment:** The meeting was adjourned at 1:30p.m.

Respectfully submitted by  
Sally Miles  
GCIII Secretary