

DRAFT

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

Welcome/Call to Order: The meeting was called to order by Howard Shapiro at 1:00p.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 19, 2016 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that our operating account has a balance of \$62,675.30 and our reserve account has a balance of \$597,015.41. Total assets are \$659,688.71. These balances are as of 12/31/2016. A CD, \$30,024, matured on December 22 and was deposited into our Wells Fargo account.

Community Updates:

1. Architectural Report: Wayne Berg reported 6 items were approved. 1 satellite dish, 1 rear epoxy, 2 AC units, 1 window, and 1 solar tube. 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

2. Golf Cart Storage: Barbara Tedrow reported invoices were sent out and were returned with the rental money. There are a couple of spaces left so if you need one please contact Cornerstone.

3. Landscaping: Howard Shapiro reported that Phase I, tree trimming, is almost completed. This is being done to enhance grass growth. When finished there will be a walk through to determine what will be done next. Yesterday, January 16th, the first replacement of the drip system was completed. This was at units 410-417.

4. Lighting: Johnny Elkins reported that the back lights behind units 281 and 282 are not working. We probably need to call an electrician to attend to these. Unit 300 still has the red bulb in the large globe. Mr. Kesler, owner of the unit, was at the meeting and stated his wife wanted it to stay until after Valentine's Day. Mr. Third told him the rule of the main HOA is all colored lights need to be removed by the second week after Christmas. We have 2 cracked globes from the holidays because people changed bulb colors. 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: Howard Shapiro reported roofs will be done 1 group per month. Units 290-293 are in progress. If you have maintenance issues, please call Scott Third at 480-525-3668 or Barbara Tedrow from Cornerstone at 602-433-0331.

6. Social Committee: Julie Hansen reported our next event is February 9th with entertainment provided by the Needham Twins. This will be a "Great Big Event". We will have a catered dinner from Salernos Italian Restaurant. It will include chicken parmesan, pasta, salad, and dessert. The cost is \$12.50 and will be sold at the main HOA office until Friday, February 3rd. Everyone who attends needs a ticket. We will also be inviting the other areas in SVE to participate. So get your tickets early. We will open the doors at 4:30 and the evening events will start at 5:00. 5:00 will be a time to share information and food will be served at 5:30. The Needham Twins will perform from 6:00 to 7:30. Don't forget to come at 12:30 on February 21st, our Annual Meeting, for some social time.

7. Welcome Committee: No report

8. Policy Manual: The committee has gathered the rest of the information needed. They will keep working on this and then present it to the Board.

Management Report: No report

New Business:(Action/Vote items for the Board)--

1. Insurance Renewal (M)--Our association insurance renewal takes effect February 1st. There has been a slight increase. A motion was made by Sally Miles and seconded by Scott Third to renew our association insurance with Lundgren Insurance Agency. Motion carried unanimously.
2. Eliminate Petty Cash Funds—A motion was made by Scott Third and seconded by Sally Miles to dissolve the petty cash fund. The fund wasn't being used. Motion carried unanimously.
3. ABC Waterworks-BFPD Testing—A motion was made by Sally Miles and seconded by Scott Third to pay \$851 to ABC Waterworks for the service on the backflow devices. Motion carried unanimously.

Old Business: No Report

Open Forum Johnny Elkins, unit 367, stated in about 3 months we will be running out of bulbs. The new bulbs, LED's, we need to use are about double in price. I will check out prices. Ms. Blumhardt, unit 267, said the old ones we used are not available at all so we have to use LED's. Costco has them and SRP is giving a rebate on them. Mr. Shapiro suggested we try them and see how they work especially in the heat.

Mr. Elkins also stated that many of the light in the back of units need adjusting. Units 504-505 need the bases on the large globe lights fixed. Barbara Tedrow of Cornerstone will have these checked.

Ed Cain, unit 442, wanted to know what Phase 1 was. Mr. Shapiro state is was the beginning of a project to improve the grass growth. This is why the trees are being trimmed. Mr Cain stated that the trimming was in excess and that without the shade the condos will heat up. They are trimmed so that most branches are gone except for the very top of the tree. Mr. Shapiro said when the trimming is done we will walk through and assess what else needs to be done. Mr. Cain asked to be notified when this walk through will happen so people who want to can join in. Mr. Third added that tree maintenance has been lacking the last few years and this needs to be taken care of. An arborist came and showed us that some have disease and it will spread. He indicated which trees needed attention.

Mr. Kesler, unit 300, wanted to know when we would like him to take out the red bulb? Probably now and then put it in on Valentine's Day. He also stated the clips that hold the globe are plastic. We might consider taking one to a machine shop to see if they can make them out of metal.

Fern Cohen, unit 379, asked if Cornerstone was able to do anything about the gentleman parking in front of her unit. Barbara Tedrow said the problem is that it is a city street. She has sent a letter to the owner of the unit but has not heard back. Four other people spoke up and said it also affected their ability to safely back out of their driveways. Ms Tedrow stated she would see if there was anything else she can do and we might want to contact the main HOA.

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

Next Meeting: February 21, 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 1:30 p.m.

Respectively submitted by

Sally Miles
GCIII Secretary