

## DRAFT

Garden Condo III Board of Directors  
Minutes 1/16/18  
Oakwood Room 1:01 p.m.

**Welcome/Call to Order:** The meeting was called to order by David Hurley at 1:01p.m.

**Approval of Minutes:** A motion was made Sally Miles and seconded by Terry Martin to approve the minutes of the December 19, 2017 meeting. Motion carried unanimously.

**Treasurer's Report:** Scott Third reported that we have \$72,449.48 in our operating account and \$500,590.88 in our reserve account. Total assets are \$573,040.36. These are balances as of December 31, 2017. Our last cd matured on December 20<sup>th</sup> and it was 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](http://www.sve-gc3.com)

**2. Golf Cart:** All invoices were mailed and many have been returned with payment. We are waiting for about 7 more to come in.

**3. Landscaping:** David Hurley reported for Howard Shapiro and stated that the repair on the drip lines is in progress. Drip lines at units 374-385 will be completed this week. Areas near units 246-253 and units 254-261 in February. We will be meeting with Southwest Lawn next week to evaluate the progress of our program and plans for next year.

**4. Lighting:** Johnnie Elkins stated that some of the back lights are flickering and need replacement. He will be around this weekend to check them. These lights are the trial ones from the Dollar Store and seem to have lasted a long time. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.

**5. Maintenance Report:** David Hurley reported roofing is now being done on units 448-453. Next will be 472-475. These should be completed by the end of January. We should have all roofs completed by the end of April. The siding on the outside of the storage areas is also being repaired. The material that is there now is being replaced by metal and will be painted. This is being done on a building to building basis and the schedule is on our web page along with the roof schedule. Our web address is [www.sve-gc3.com](http://www.sve-gc3.com)

**6. Social Committee:** Sally Miles reported for Julie Hansen. Condos 1 and 2 will be having a gathering on January 25<sup>th</sup>. They will be having pulled pork, cole slaw, chips and a cookie. BYOB Tickets are available in the main office for \$6.00. The Desert Guys will be entertaining. More information is available at the bulletin boards.

Our big party, Musical Memories, will be February 28<sup>th</sup> in the Auditorium from 5 to 8 p.m. It will be catered by Salerno's. The menu will include chicken parmigiana, mostaccioli with pink sauce, spring mix salad, and Italian bread. Ice cream, sugar free included, will be served for dessert. We will be able to accommodate low salt, gluten free, and vegetarian diets if prearranged by February 23<sup>rd</sup>. Vocalist, guitarist, and gifted song writer Chuck Bene will be entertaining. He has written many famous songs and is a member of the Rockabilly Hall of Fame. Bring your camera for a photo op with Elvis. This is sure to be a great time for listening, toe tapping, and dancing. Tickets will go on sale February 5<sup>th</sup> to 12:00 noon on February 23<sup>rd</sup> for \$12.00 per person. The invitation is open to friends and neighbors with a special invitation to Garden Condos 1 and 2. Stay tuned for more information next month.

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. Her number is 678-448-8843.

Thanks to Teresa Esterly for the brownies and cup cakes for today's meeting and if you would like to offer some treats please let us know.

**7. Welcome Committee:** Diana Klein reported that she and Barbara Hurley have met three new owners since the last meeting. Clarence and Elizabeth Vetter, unit 338, Gerald and Cathy Magnus, unit 341, and William and Nancy Einck, unit 278. 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 online for review. We will be taking written comments until the end of January. Please submit them to Barbara Tedrow at Cornerstone. If you are having trouble locating this, look under Docs and Rules on the top of our web page. We will be voting on the manual at our February meeting. If you need a hard copy please contact Barbara.

Bill Kesler, unit 300, stated that you can also go to the main HOA website and there is a link to ours.

**9. Management Report:** Barbara Tedrow reported: VoteHOANow website/Electronic voting: Information about the candidates will be on the web site. You will receive a post card with details on how to vote. If you do not have access to a computer you can request a hard copy.

**New Business: (Action/vote by the Board) None**

**Old Business:** None, but a reminder about the speed limits in our area: 25mph on streets with curb and gutters and 15mph on the private drives.

**Open Forum:** Gladys Hillebrand, unit 336, said the tree behind her house needs trimming. There is no sun and the sprinklers are making mud holes. Mr. Hurley replied we will be addressing this on Tuesday.

Dixie Stewart, unit 427, stated people are doing a good job recycling but some are still putting filled plastic bags in the bins. There can't be any plastic bags or anything that can be wadded up or dirty. David Hurley said the bins have been full, which is a good thing, but you cannot put in porcelain items, boxes not broken up, or things like old windows. These are not appropriate items. There is a flyer on our web page that tells you what to recycle and what not to.

Bill Kesler, unit 300, said that boxes and paper can be disposed of in the main HOA bins by the auditorium and they make money off of this.

Diana Klein, unit 368, asked how many positions were open on the Board? There are 2 openings. John Gleason and Sally Miles are running for those 2.

Terry Martin added that anyone else interested still has time to submit their name, just let us know.

David Hurley added that we welcome anyone who wants to serve. It is important to have new people on the board to learn about what we do and to know jobs and duties of the members. Then as board members leave there are others to take their place.

We need feedback to help us "direct the ship". This keeps our community at it's best.

Remember you can find out lots of information about Garden Condo III on our web site, [www.sve-gc3.com](http://www.sve-gc3.com). You can even find out fun things to do around the area.

**Next Meeting:** February 20, 2018 This is our annual meeting.

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

Respectively submitted by  
Sally Miles GCIII Secretary