

DRAFT

Sunland Village East
Garden Condo III
February 17, 2015
Oakwood Room
1:00 p.m.

Annual Meeting February 2015

Verification of Quorum: Yes

Call to Order: The meeting was called to order at 1:05 p.m. by president Lyle Brend.

Board members present: Lyle Brend, Fred Beck, Jeff Wallgren, and Sally Miles.

Members present: 63

Proof of Meeting Notice: Notices were mailed with ballots to all residents.

Approval of 2014 Annual Meeting Minutes: The minutes of the 2014 annual meeting were read. A motion was made by Sally Miles and seconded by Fred Beck to accept the 2014 annual meeting minutes. Motion carried unanimously.

Election of Directors (3):

A. Candidates Comments: Fred Beck has headed landscaping for 2 years and has been treasurer for the last 6 months.

David Hurley have lived in Arizona for 16 years and moved to Garden Condo III last May. He has owned small technology companies in the past. He is the photographer for the Outlook. He feels he can bring a new perspective to the board and can contribute.

Scott Third is from Manitoba Canada. He has lived in Garden Condo III for 3 years. He has worked for 35 plus years in business management and technology. He was the chair of the roofing finance committee.

B. Execution of Ballots: Ballots were collected.

C. Selection of Electors: Glenn Fort, Barbara Hurley, Monique Kaczmarek, and Marlene Herickhoff volunteered to count ballots.

Board of Director's Reports

Landscaping: Fred Beck reported on the work done during 2014. A landscaping committee was formed to look into water issues. They consulted a landscape surveyor about the water drainage and will report to the board. The members of the committee are Jack Kowles, Jerry Stricker, Robert Miller, Sheila Miller, John Straub, and Marvin Fretwell. Issues with tree limbs that overhang the walls and roofs will be addressed. There will be a sheet of paper at the mailboxes to sign up to help paint the orange tree trunks. Please sign up to help!

President's Report: Lyle Brend thanked Jerry Ryan for his work as head of architectural compliance and Diane Harmon and Les Kolosky for their work reviewing and revising the architectural forms. Bob Mayer, Jeff Wallgren, Wayne Berg, and Glenn Fort for serving on the roofing committee. Thanks to the roof finance committee of Scott Third (chairman), Howard Shapiro, Terry Dobratz, and Judy Beck. Thanks to Larry Herickhoff and Chuck Nordin for picking oranges. Thanks to Julie Hansen (chairman) and Teresa Esterly for all their hard work on the social committee. Thanks to the ballot counting committee headed by Terry Dobratz, Wayne Berg, Denny and Sheila Smith, Barbara Hurley, Mary Swenson, and Don Smith who volunteered their time. Thanks to Monique Kaczmarek and Barbara Tedrow who signed people in at both the roofing and Board of Directors election. And last but not least thank you to board members Bob Scheitlin, former treasurer, Fred

Beck, Jeff Wallgren, and Sally Miles for all of their hard work. There will be no “Spring Fling” this year.

Homeowners Questions: Fred Beck thanked all of the residents who voted. 77% of the owners voted. Only 60 did not.

-Is there a limit on amount of water or time sprinklers are on? Some days they come on some days they don't. We are trying to save water so if it has rained we have asked for sprinklers to be turned off for a few days.

-Don Smith suggested at our next ballot issue we have ballots there ahead of time and set an earlier turn in time for those bringing them to the meeting so when meeting starts the count has been completed. Lyle stated it was a mistake to do it the way we did but we wanted to be up front about everything and open for all to see.

-Do we have an alternative plan for the roofs? This will be taken under advisement and a committee will be formed to look into the alternatives. Don Smith stated he would like to be on the committee.

-Jerry Ryan asked about the increase in the HOA fees for the roofs and will the fee go back to previous amount? No because we have had an increase in operating expenses and we will have to adjust the budget.

-The resident in unit 477 says a critter is digging under the gate behind her unit, will someone come and take a look at this? The area around her unit also needs rock. Fred Beck will take a look.

-Bob Spies asked why we had to vote on roofs? We don't have to vote on other things like landscaping, painting, and repairs. Where does the 2/3's come from? Lyle stated it is in the CC&R's.

-Scott Third stated that the vote was not for the roofs but for the special assessment. CC&R's were modified to state 2/3's for special assessment.

-Who owns the roofs? The roofs are a common element and are owned by the association.

-Lyle added that it wasn't just for the roofs but for the facia and new board to replace the fiber board in transition areas. Air conditioners where they are attached to the roofs belong to the owners. When you have your ac unit checked and serviced you should have them check the area where it is attached to the roof.

-Jerry Ryan stated an architectural form is needed for replacement of Htg/AC units or installation of satellite dishes.

-Can we get recycling bins? We will check on it. There might be room at the end of Zinnia or near golf sheds. In the meantime you can recycle items near the auditorium.

-Wood shop recycles cans.

-We hire a management company but it seems the board members do the work. Shouldn't the company be doing the work? We will get a copy of their performance agreement.

-Some dumpsters aren't used, can we exchange them for recycle bins? We will check on this.

-You can take your recyclable items to the Mesa Library for deposit. They have bins for everything.

Election Results: Fred Beck was reelected to the board and David Hurley and Scott Third were elected.

Adjournment: The meeting was adjourned at 2:02.

Next Meeting: March 17, 2015