

DRAFT

Garden Condo III Board of Directors
Minutes 2/16/16
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 2:02p.m.

Review and Approval of Minutes: A motion was made by Sally Miles and seconded by Howard Shapiro to accept the minutes of the January 19, 2016 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$132,287.16 in our operating account and \$747,421.14 in our reserve account. We had 1 CD maturing in March and the money in that will be deposited in our Wells Fargo account.

Community Updates:

1. **Architectural Report:** Wayne Berg approved 8 architectural forms. Seven architectural changes to include epoxy of front and back areas, windows on back patio, installation of a HVAC unit, one turbine vent, and a change to a rear patio. There were two installations of satellite dishes.
2. **Golf Cart:** One space available in west garage and six in east garage.
3. **Landscaping:** David Hurley reported that we are continuing with our RFP. The work is going out for bid next week. We have chosen 4 companies to submit bids. Our number one challenge is drainage and this needs to be done correctly before we can proceed. This will be updated at the next meeting. If you would like to serve on this committee please call David Hurley, 480-329-3498.
4. **Lighting:** Johnny Elkins stated he will be forming a committee to paint the front large globe lights We need to paint these fixtures because the paint is deteriorating. If you would like to help please call him at 480-380-8986. He will be coming around this week to replace back lights. Please don't call the police if you're concerned. If you need to remove the large globe in the front for any reason please call Johnny to do it.
5. **Maintenance Report:** Repairs are ongoing. Lion Contractors are helping us with issues we can't handle. The roofing schedule, spring thru summer, is posted on our web page.
6. **Social Committee:** We had a very successful dinner in January. We enjoyed Joe's BBQ and the GMENN entertained. A fun time was had by all. We began the year with \$1000, had two great get togethers, and have \$362.68 for our beginning of the year activity. Dates are being submitted for next year and we will know more in March. Thanks to Julie Hansen, Teresa Esterly, and their volunteers for a job well done.
7. **Welcome Committee:** Diana Klein and Barbara Hurley welcome new owners. They are the first vision new owners have of our community. Diana said the job was a great one. Barbara asked if you know of any new owners please let them know. David Hurley thanked them for all their work in putting this together.

Management Report:

1. **Insurance effective date, February 1, 2016.** We have chosen the Farmer's Agency of Matthew Lundgren. Mr. Lundgren addressed the members attending the meeting with an overview of the coverage. He also distributed a letter for your use in determining your insurance coverage and

- needs. We will be posting this letter on our new web page. www.svegardencondoiii.com
2. Member list/SVE information: We are aligning our lists with the main HOA especially email addresses.
 3. Termite Contract/Discussion: This Friday Arizona Exterminating will spot check garages. They will be treated if necessary. Please let Barbara Tedrow if you are not going to be home.
 4. Transfer of Funds: Plans have been set in place to transfer money to cover roof expenses.

Old Business: Web site--Community web page: We now have a community web page just for us. Thanks to Scott Third for creating this. The web address is:

www.svegardencondoiii.com

Our web page is easy to find and easy to use. On this page you will find the rules and regulations, the Policy manual, and the CC&R's. You can also locate the architectural forms that you may run off and turn into Wayne Berg for approval. The meeting minutes are there as well as the phone contacts for the Board members. Links have been added to read the Outlook and what there is to do around the area and in the City of Mesa.

You can also find out where to get a map of Mesa, points of interest, and location of important places, ex. DMV. There will be photos of activities that our members have participated in and social gatherings. It's an easy way to know what is going on.

After exploring our new web site please let Scott know what a good job he did.

New Business: (Action/vote by the Board)

1. Concrete Repairs: Repairs need to be made where the concrete and asphalt meet. The bid was \$650 for all work. A motion was made by Howard Shapiro and seconded by Fred Beck to accept the bid. Motion carried unanimously.

Open Forum: David Hurley thanked everyone who has volunteered and helped the board with the last year's accomplishments.

-Fern Cohen, unit 379, asked for a copy of the new insurance policy.

We will ask Barbara Tedrow to get one.

-This Thursday is the softball hamburger dinner.

-Johnny Elkins will be around this week on his golf cart to replace lights on the back walks.

Lock up the dogs and put away the guns and don't call the police.

-Dixie Stewart, unit 427, asked that you not put plastic bags in the recycle bins. Put only loose items and break up your cardboard.

-Dorothy Roul, unit 382, stated you can take your cardboard to the paper bins near the auditorium. The main HOA receives money from these bins.

-Jean Hunter, unit 376, said someone left a large box from a TV next to the recycle dumpster. People need to break down the boxes.

-Jerry Bach, unit 401, asked if we get a complaint about a dog, what do we do? David Hurley stated we have to know who they are and where they live. If they do not live in the pet area they will be sent a letter. In this instance after following up on the complaint, we are not free to discuss any details. We will let you know within the boundaries of the law.

-Mr. Wiff, unit 333, thanked the board for putting up the "No Pet" signs.

Next Meeting: Annual meeting: March 15, 2016

Adjournment: The meeting was adjourned at 2:25p.m.

Respectively submitted by
Sally Miles

GCIII Secretary