

DRAFT

**Garden Condo III Board of Directors
Minutes 2/20/18
Oakwood Room 1:03 p.m.**

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

Approval of Minutes: A motion was made Sally Miles and seconded by Howard Sharpiro to approve the minutes of the January 16, 2018 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$103,121.87 in our operating account and \$453,450.97 in our reserve account. Total assets are \$556,572.84. These are balances as of January 31, 2018.

Community Updates:

1. Architectural Report: Terry Martin reported that he approved 1 satellite dish installation, 2 security doors, 1 garage door, 4 patio epoxies, 7 windows, 1 shutter, 2 A/C units, and 3 skylights. 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 web address is www.sve-gc3.com

2. Golf Cart: This report will be under Management.

3. Landscaping: Howard Shapiro reported that the repair on the drip lines is ongoing and on schedule. This will continue through mid summer. David Hurley stated that this is Howard's last meeting on the board and thanked him for all his hard work and the time he has given for landscaping projects in our community.

4. Lighting: Johnnie Elkins stated he only had to replace 8 bulbs in the last month compared to 14 in January. The lights from the Dollar Store have worked out well and seem to have lasted a long time. In the past we were using a lot of LED bulbs. Johnny dates the bulbs as he replaces them so we can monitor wear. The Association is responsible for the large globe in front and the small walkway in the rear. Last night there were no garage doors open but we still need to be careful and keep these closed. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.

5. Maintenance Report: David Hurley reported roofing will be done in April. There are only 6 units left. The last to be done are the golf garages. Repair on the outside of the back sheds is underway. 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

6. Social Committee: Sally Miles reported for Julie Hansen. Our big party, Musical Memories, will be February 28th in the Auditorium from 5 to 8 p.m. 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. 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 Sally Miles know. Her number is 480-634-1982. Thanks to Fern Cohen for the brownies for today's meeting and if you would like to offer some treats please let us know.

7. Welcome Committee: No Report

8. Policy/Rules Committee: This will be addressed under New Business.

Management Report: Barbara Tedrow reported all invoices sent for golf cart space rentals have

been paid. There is still some room in the east garage and 1 or 2 in the west.

New Business: (Action/vote by the Board) Revised Policy Manual—A motion was made by Howard Shapiro and seconded by Terry Martin to adopt the revised policy manual. Vote carried unanimously. Be sure and read the revised policy manual because we will be enforcing it. It is also on our web page. If you need a copy please contact Cornerstone.

Old Business: No Report

Open Forum: David Hurley asked people to avoid “neighbor talk”. If you have an issue or complaint, please call a board member or send an email. Gossip and ill-will festers and causes bigger problems.

Remember you can find information about Garden Condo III on our web site, www.sve-gc3.com.

Next Meeting: March 20, 2018

Adjournment: The meeting was adjourned at 1:25 p.m.

Respectively submitted by

Sally Miles GCIII Secretary