

DRAFT

Garden Condo III Board of Directors
Oakwood Room 1:00 p.m.
March 17, 2015

Call to Order: The meeting was called to order at 1:00 by Lyle Brend.

Board Members Present: Lyle Brend, Scott Third, David Hurley, Fred Beck, and Sally Miles

Management Present: Barbara Tedrow

Members Present:45

Review and Approval of Minutes: Fred Beck made a motion not to read the minutes of the January 20, 2015 meeting and to accept them as posted. Scott Third seconded the motion and it carried unanimously.

Treasurer's Report: Scott Third reported that the operating funds were \$29,732.20. Reserve account total is \$1,234,307.12. Total assets are \$1,264,669.32. The budget is being updated for 2015 as well as the operating and reserve sections. We have a \$50,000 CD that matures July 1, 2015. A motion was made by Fred Beck and seconded by Sally Miles to accept the treasurer's report. The treasurer's report is posted at the mail boxes.

Management Report:

- 1. Painting front doors**—4 front doors still need to be painted by CLC Painting.
- 2. Gravel**—Southwest Lawn will be replacing granite in areas needed. We have already set aside money for this project.

Committee Reports:

- 1. Architectural Report**—Jerry Ryan approved replacement of 1 heating and ac unit, 2 installations of security screens, 1 epoxy front patio, 1 concrete rear garden area, and 5 installations of a satellite dishes.
- 2. Golf Carts**—Fred Beck reported he has rented 3 more spaces and the west garage is almost full.
- 3. Landscaping**—Fred Beck reported that painting of orange tree trunks will take place on March 19th. We will begin at 9:00 at unit 236. He also reported that Marilyn Giese and Marilyn Fort have worked on the recycling project. They do not have enough information about it yet and will do some more investigation to find a solution. We would like 2 or 3 more people to help. If you would like to help please call Fred Beck at 480-755-2284.
- 4. Lights**—Please call Johnny Elkins if you have any needs with your outside globe light or back lights. He now has the clips for the globes. 2 garage doors were left open last week. His number is 480-380-8986 and is posted at mail boxes.

Maintenance Report— David Hurley reported we have 8 non-crucial and 14 crucial repair jobs. Our major problems are roofs, siding, and painting. We have reoccurring roof issues that start out small and keep getting bigger. The board has decided that we will have a \$1000 threshold for repairs. If repairs to a unit exceeds \$1000 we will replace the roofs in the whole section be it 2 units, 4, 6, or 8. Mr Hurley made a motion that we accept a \$1000 threshold on repairs to roofs and that once we reach that threshold the entire building's roofs will be replaced. The motion was seconded by Fred Beck. Motion carried unanimously. Jeff Wallgren did a great job but please call David Hurley for further issues.

Public Participation: This will take time and by the time we are done the roofs will all be a different age. Yes, they will. The owner of unit 295 stated her unit is leaking now. She is leaving in 2 weeks and would like to know when it will be repaired. We will have the contractor out to look at it. Does fix mean replace if it is more than \$1000? Yes, all roofs in that building will be replaced. Can we revote? We may only take 1 vote a year for a special assessment by law. You only have enough now for 60% of the roofs, what will happen to the other 40%? We will keep working on a plan. That is why we wanted to do all at once with an assessment. How many roofs are you going to repair before you raise the HOA fee? We don't know. Will everyone be assessed

if we pass a special assessment even though their roof is done? Yes, everyone will be assessed. How are we going to keep track when units are done? Cornerstone and the Board of Directors will keep records and hand off these records when replaced on the board.

6. Social Committee—Julie Hansen has agreed to plan the Pizza Party for the fall. She is willing to do this if she has volunteers to help her. She will be looking for people in October for this project.

Old Business: None

New Business:

1. **Reserve study update**—Scott Third reported that there was a reserve study done in 2007 by Reserve Data Analysis, Inc. This report reviewed operating expenses, reoccurring projects, and the reserve fund. It also gave proposals for increasing the reserve and covering expenses. None of the recommendations were implemented and at that time we were making about \$3000 a month from our investments. It even projected our roofs would need to be replaced in 2015. Now we are facing shortfalls that need to be addressed and the best ways to solve the problems. The cost is \$720 to include all aspects of our condo area (operating and reserve issues, roofs, painting, irrigation, etc.). Mr Third made a motion and it was seconded by Fred Beck to hire Reserve Data Analysis, Inc. to complete a study of Garden Condo III. Public participation: Can't we find someone cheaper? Reserve Data Analysis is very competitive cost wise and they have worked with us before. Motion carried unanimously.

2. **Palm tree trimming**—2 proposals were submitted for palm tree trimming. \$3922 from the Tree Doctors and \$4760 from JR Tree Service. A motion was made by Fred Beck and seconded by Sally Miles to hire Tree Doctor to trim the 136 palm trees. This does not include skinning. Motion carried unanimously.

3. **Landscaping proposal**—The landscaping committee has met over the past few months to try and continue to solve our drainage problem. We have already put gutters on some units and worked on rerocking and grading effected areas. Last year in a 2 day period we received 6-8 inches of rain and we still had flooding issues. The committee has met with a representative from The Landscape Company to find out what additional work we can have done to alleviate water issues. Jerry Stricker, a condo owner and member of this committee, presented the additional work to be done. He stated that the committee walked the entire area with the representative and this is what will be done. The area along Keats Street will be regraded and the water will be redirected down to Farnsworth. Starting at unit 407, the ground will be regraded so the water will flow out and from unit 421 down to the parking lot the ground will be regraded in the center so water will flow to the street. Some sod and gravel will be added. This work will cost \$22,634.90. A motion was made by Fred Beck and seconded by Scott Third to approve the hiring of The Landscape Company for additional work. Motion carried unanimously. Public participation: What was done last year? Is it the same area? Last year we worked behind units 379, 378, 377, and 376. This will be new areas. What about along Hawes? We're addressing the most serious areas first.

4. **2015-2016 meeting dates**—The meeting dates for 2015-2016 will be posted at the mailboxes. We will still meet on the 3rd Tuesday of the month except in October and that will be on the 27th.

President's Report:

1.Declaration (CC&R's)--Lyle Brend reported that a committee has been formed to review the CC&R's. The committee will receive current copies for review. The committee members are Judie Beck, Moody Welman, Ken Gerke, Howard Shapiro, and Sally Miles.

If you are interested in being on this committee please let Lyle know.

Open Forum---Anyone who would like to receive the minutes and information about Garden Condo III please give your email address to Sally Miles.

-Bob Spies stated that our trash bins are being filled with things that are not trash. Carpeting, padding, large boxes, and remodeling materials are being dumped. We don't have room for our trash.

If you see anyone dumping large items please try and get their license plate number.

-Our tree sheds some kind of nuts, is there anything you can do about it? We will look into it.

-Can we get the gutters cleaned before summer? Yes, we will have it done.

Next Meeting: April 21, 2015.

Adjournment: A motion was made by Sally Miles and seconded Fred Beck to adjourn the meeting.
The meeting was adjourned at 2:20 p.m.
Respectfully submitted,
Sally Miles, Recording Secretary