

## **DRAFT**

**Garden Condo III Board of Directors  
Minutes 3/15/16  
Oakwood Room 1:00 p.m.**

**Welcome/Call to Order:** The meeting was called to order by David Hurley at 1:02p.m.

**Review and Approval of Minutes:** A motion was made by Sally Miles and seconded by Fred Beck to accept the minutes of the February 16, 2016 meeting. Motion carried unanimously.

**Treasurer's Report:** Scott Third reported that we have \$133,738.16 in our operating account and \$760,011.53 in our reserve account. One CD from Discover matured in March and the money in that will be deposited in our Wells Fargo account. We will then transfer \$200,000 to our Mutual of Omaha account.

### **Community Updates:**

**1. Architectural Report:** Wayne Berg approved 11 architectural forms. Seven architectural approvals to include epoxy of front and back areas, 1 form for 3 windows on back patio, 2 security door replacements, and 1 replacement of tile on front porch.

**2. Golf Cart:** Fred Beck reported that there is no space available in west garage and 7 in east garage. It was decided that there would be no more rentals to trailers or motorcycles.

**3. Landscaping:** David Hurley reported that Howard Shapiro will be taking over this committee. We are continuing with our RFP. The work has been sent out for bid. We have received bids from 2 companies and have resent requests for bids to three others. Our main focus will be drainage and we expect to complete this by July. Next we will deal with trees. If you would like to serve on this committee please call Howard Shapiro at 480-962-9321.

**4. Lighting:** Johnny Elkins stated his group of painters will be working this Saturday, March 19th to paint and clean the front large globe lights They will meet at 8:00 a.m. on the corner of Farnsworth and Keats. If you would like to help please call him at 480-380-8986. If you need to remove the large globe in the front for any reason please call Johnny to do it.

**5. Maintenance Report:** David Hurley reported that there are 8 items on the "to do" list. Five of these will be completed by March 21<sup>st</sup>. If you have maintenance issues please call David at 480-329-3498.

**6. Social Committee:** No report.

**7. Welcome Committee:** Diana Klein and Barbara Hurley have been welcoming new owners. If you know of any new owner please let them know. David Hurley thanked them for all their work in putting this together.

**8. Policy Manual:** Mr Hurley reported that a committee is in place to review the policy manual. They will be looking at what rules are appropriate for our community. Members of this committee are Judie Beck, Linda Elkins, Monique Kaczmarek, and Sally Miles.

### **Management Report:**

**1. Termite treatment/Garage treatments:** Barbara Tedrow reported they are trying to complete inspection of garages before people leave. Treatment will be done if any evidence of termites exists. 50 owners have not responded yet.

Everett Stromme asked are they coming to look or what? Barbara answered that they will look and treat if necessary. You can go ahead and have your garage done now at a cost of \$75 for a one car garage or \$125 for a two.

Old Business: None

New Business: (Action/vote by the Board)

1.

Petty Cash: Barbara Tedrow reported that we will be reducing the amount of petty cash on hand from \$400 to \$200. A motion was made by Howard Shapiro and seconded by Scott Third to reduce the amount of petty cash on hand. Motion carried unanimously.

2. 2016-2017 Meetings: David Hurley stated that the meeting dates for next fall and winter will be posted at the mailboxes. April 19<sup>th</sup> will be our last meeting this season.

Open Forum: Ken Gerke, unit 281, asked who do we call if a garage door is left open all day and night? Call security for the main HOA if it is open at night. There is nothing in the rules about garage doors open during the day but maybe you could suggest for safety purposes they might want to close it. He also inquired about items left by the trash dumpsters. There are some paver blocks there, who's are they? Once they are placed by the dumpsters they are free game for anyone. He also stated that he has called and left messages at Cornerstone but receives no return call. Why is this happening? Barbara Tedrow will work on this issue.

Shirley Blount, unit 415, asked what can we do about the houses using our dumpsters? We will try and monitor and see if we can stop this.

Johnny Elkins said he is looking into purchasing light bulbs at a new store. Even though the ones we buy say they have a 5 year warranty, it isn't being honored.

David Hurley asked that you make sure Sally Miles has your address, phone, and email address if you leave for the summer. We need this incase there is a problem while you are gone. Issues have come up and we have not been able to get hold of people to let them know.

Don't forget to check out our new web site: [www.svegardencondoll.com](http://www.svegardencondoll.com)

Next Meeting: April 19, 2016

Adjournment: A motion was made by Fred Beck and seconded by Howard Shapiro to adjourn. Motion carried unanimously. The meeting was adjourned at 1:30 p.m.

Respectively submitted by  
Sally Miles  
GCIII Secretary