

Garden Condo III Board of Directors
Minutes 3/20/18
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:03p.m and he welcomed the residence in attendance.

Approval of Minutes: A motion was made Sally Miles and seconded by John Gleason to approve the minutes of the February 20, 2018 meeting. Motion carried unanimously.

Treasurer's Report: Scott Third reported that we have \$92,721.80 in our operating account and \$413,730.20 in our reserve account. Total assets are \$506,452.00. These are balances as of February 28, 2018. Our revenue for the month was \$59,935 and general expenses were \$35,138.75. The balance was deposited to the reserve account. We spent \$68,390.30 from the reserve account for roofs and shed repairs.

Community Updates:

1. Architectural Report: Terry Martin reported that he approved 1 satellite dish installation, 1 window, and 3 A/C units. Contact Terry for all changes you are making to the exterior of your unit. David Hurley will be the contact person for approvals during the summer months. 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: Barbara Tedrow reported that all payments for this year have been received and there are a few spaces available.

3. Landscaping: John Gleason, our new board member, reported that the repair on the drip lines is ongoing and there were only 2 leaks in the last few weeks. The projects and schedule for repairs are posted on the bulletin boards.

4. Lighting: Johnnie Elkins stated that unit 274 has a green bulb in the large globe light that was not switched by the HOA. When he changed the bulb at unit 425, it had a regular bulb in it and we no longer use these. The Association is responsible for the large globe in front and the small lights on back walkways so please call Johnnie if you need to change color or your bulb is burned out. He is out continually checking on the lights. There were 2 garage doors open the last time he was out and someone can crawl under even if it is a small amount. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.

David Hurley thanked Johnnie for volunteering to maintain the lights. He has done this for 23 years and we appreciate the time he has spent doing this.

5. Maintenance Report: David Hurley reported 2 buildings are left to be roofed and they will be completed in April. The last to be done are the golf garages. This has been a 4 year project and it is on time and on budget. Storage shed deterioration is being repaired. 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 It is also posted on the bulletin boards. Next we will address the paint flaking on the foundations. We will begin our painting cycle of the units in about a year. If you see a problem please call David so that it can be taken care of.

6. Social Committee: David Hurley reported that our February annual dinner was a great success. It was very well done and well attended. We will be having one major event next year and will form a committee to work on it. Julie Hansen and Teresa Esterly have done an excellent job the past few years heading the social committee and we thank them for all their hard work. Remember you can always keep in touch with your neighbors at your block watch gatherings.

7. Welcome Committee: Barbara Hurley reported that they welcomed the Vial's in unit 236. David Hurley added that units are selling in 3 to 5 days during this high sale time.

Barbara asked that if you have changed your contact information please let her know.

Management Report:

1. Violation Inspections: Barbara Tedrow reported that letters will be going out for violations of the new policy manual. The manual was adopted at the February meeting and can be found on our web page. Please pay close attention to pages 11, 12, 13, and 14 that pertain to outside items that are not allowed.

New Business: None

Old Business: David Hurley reminded everyone that we have a web site just for Garden Condo III. Scott Third maintains this and downloads all pertinent information you might need. You can find the new policy manual, schedules, minutes, and finances there. www.sve-gc3.com. Every month a news letter is emailed to you with upcoming events.

A reminder, one more time, about the speed limits on our streets. Main street speed is 25mph and side streets are 15mph.

Open Forum: Joanne Blumhardt, unit 267, asked now that the roofing is being completed will our HOA fee go down? David Hurley answered not necessarily. The fee has stayed the same over the last 4 years even though other obligations have increased. Our water, electricity, and landscaping are just some of the increases. We also have other items that need to be considered that are not on a yearly budget such as painting and termite control. Scott Third added that he is doing a study now, a 5 year plan, that will tell us what we need over time and addresses the funding of projects and the budget. This will tell us where we are at with our HOA fees and projected needs. He is factoring everything in and will present this plan in the fall to the community. David Hurley added keeping up our community is what helps owner's sell their property in a timely manner.

Louise Reaves, unit 352, asked David Hurley if he looked into HUD requirements. He is checking on this.

Bill Kesler, unit 300, asked for two things to be considered. First, parking overnight in driveways and second adding solar to the roofs. He stated Condo's 1 and 2 now allow parking in driveways overnight. David Hurley said a lot of people would like driveway parking so we might look into it. Barbara Tedrow added that it is in the CC&R's so we would need to vote on it. Johnnie Elkins said 23 years ago when these condos were built the rule was made because it hindered the sight of drivers pulling out of their driveways and for security purposes.

Connie Kemp, unit 437, asked if your old screen door can be converted into a security door or do you have to purchase a new one? David Hurley said you may convert the old one as long as it is the size and color that matches the ones in the neighborhood. You may also purchase a new one. In both instances, contact Terry Martin for architectural approval.

Connie also asked about our dues going up. She has heard this from her neighbors. David stated there is no determination about that at this point. Scott Third added that some people might be confused because the main HOA has discussed raising theirs.

Also, who is responsible for the board between the concrete sections? We are responsible for the expansion boards. If there is an issue, please call to have them looked at.

Joanne Blumhardt, unit 267, said her unit does not have gutters and her front patio and driveway are being pitted by the water. We will look at it but if you want gutters they are at your expense and you are responsible for the upkeep.

Norm Perrill, unit 481, asked who we said was doing the architectural forms while Terry Martin is away? David Hurley will be doing it.

Next Meeting: April 17, 2018

Adjournment: The meeting was adjourned at 1:45 p.m.

Respectively submitted by
Sally Miles GCIII Secretary