

DRAFT

Garden Condo III Board of Directors
Mesa Verde Room 1:00 p.m.
April 21, 2015

Call to Order: The meeting was called to order at 1:04 by Lyle Brend.

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

Financial Report: The association has a balance of \$1,255,529.58 that includes \$1,222,063.90 in the reserve account and \$33,465.68 in the operating account. Based on the Board's resolution to replace the entire roof if the roof has more than \$1000 in repair costs, the Board approved the roof replacement for units 380-383 and 254-261 for the total cost of \$69,610.00, and the roofs of units 350-355 for a cost of \$38,177.90. In a month's time, the Board has approved 107,787.00 in roof replacements for 18 units.

Management Present: Barbara Tedrow

Members Present:51

Review and Approval of Minutes: The March 17, 2015 minutes were amended to read Marilyn Giese should be changed to Marilyn Glogoss and Bob Mayer's name should be added to the CC&R's committee. A motion was made by Sally Miles and seconded by Fred Beck to accept the amended minutes. The motion carried unanimously.

Management Report:

1. **Palm trees**---The palm trees will be trimmed on June 15th and 16th.
2. **Fire extinguishers**---There are 75 fire extinguisher units that need to be tested annually at a cost of \$951.91. The board has asked for other options to deal with these. Can we replace them ourselves and what other services are required?
Public participation: Where are they located? They are along the back walkways.

Committee Reports:

1. Architectural Report—Jerry Ryan approved the epoxy of a front patio and one installation of a satellite dish.

Public Participation: Who is responsible to remove a satellite dish when the unit is sold? The owner of the unit. Should we remove it now if it is not on the overhang? No leave it until the new roof is installed. Does Cornerstone know what to do about dishes installed wrong? It was stated that if installer doesn't follow architectural form that owner signed off on, the owner is responsible and should be fined. Couldn't we hold installer accountable? No. Judi Beck stated that when you close on your unit, you sign off on the CC&R's and the rules. Architectural permits are part of this. Some satellite dishes were removed when gutters were installed, is this our problem? No, leave as it is until the new roofs are installed and then it will be put up correctly.

2. Golf Carts—Fred Beck reported that the west garage is full. The east garage has many spaces left.

3. Landscaping—Fred Beck thanked Larry and Marlene Herickhoff, David and Barbara

Hurley, and Les Kolodzey for painting orange tree trunks. The Landscaping Company is almost finished with the project along south Keats. It should be complete in about 3 weeks.

Public participation: Who is responsible for the weeds? Southwest Lawn only sprays once a year. Once in awhile they might spray rock area. Isn't that part of condo maintenance?

It should be. Do they use pre-emergent weed killer? No Who takes care of the weeds in the grass in the summer? We will talk and address this issue when we get the report from TLC. Is there any decision about removing the grass and replacing it with rock? We won't be replacing it at this time. It will stay green. Have

you stopped watering all the grass areas? It is in a transition time from winter grass to Bermuda. The owner at unit 268 says water from the sprinklers are spraying on the back of the unit. The sprinklers need adjusting and we will have someone check on them.

4. Lighting--- Call Johnny Elkins if you have a bulb that needs replacing. His number is 480-380-8986 and is posted at mail boxes. He usually replaces bulbs at night, driving his golf cart behind units. Please do not call SVE security if you see him. He is also reminding owners to close garage doors.

5. Maintenance Report--- David Hurley reported we are making progress on our repair list. Most have been completed. The roofing has started. Units 380-383 will be completed this week. Next will be units 254-261 and then units 350-355. Our next project will be inspecting the 3 external water facets per unit for leaks.

Public Participation: Why are we repairing all roofs in a group? That overrides the "no" vote. We can't just repair one unit. The roofs mesh together and it is easier to replace all at once. My porch light needs replacing and I can't find one that matches what we have. What shall I do? Just find a black one about the same size.

Johnny Elkins will see if there is an extra one in storage.

6. Social Committee--- Julie Hansen reported that our first get-together will be in November. We will serve pizza and have the Desert Guys perform. We will also be learning to line dance.

Old Business: None

New Business:

1. Recycle Program--- Marilyn Glogoss and her committee, Wayne Berg, Marilyn Fort, and Barbara Hurley, have gotten things rolling with recycling. They met with Mark from the City of Mesa and he approved the placement of the bins. We will be getting 2 bins and will start within the next month. Every unit will receive a flyer explaining the process in the fall. Bins will be gray and marked recycle. A motion was made by Fred Beck to approve the recycle program for SVE Garden Condo III as discussed for the cost of \$20.00 per month each bin. The motion was seconded by Sally Miles. Motion carried unanimously.

Public participation: Aren't we going to remove a container? Not at this time. Container on Kiva is too tall and there is no side opening, can we change this? We are trying to get rid of this or exchange it. Can we replace it with a recycle bin? Yes, we will try.

2. TLC Landscaping proposal--- Southwest Lawn Service has been doing our work for quite some time. We need to revisit their contract after TLC gives us a comprehensive report about continuing landscaping issues and better ways to address them. They will also be presenting better ways to improve our outside area. Fred Beck made a motion to approve TLC writing a proposal for future bidding on landscaping services for Garden Condo III. It was seconded by Sally Miles. Motion carried unanimously.

Public participation: How long is our contract with Southwest? It is a month to month contract. We have been waiting for rock for 2 years, isn't that part of Southwest job? Yes.

3. Nominating Committee--- We will be appointing a nominating committee in October. It needs to be in place by November for the election in February. If you would like to be on this committee please contact a Board member.

4. Reserve Study--- A Financial Recovery Plan was presented by David Hurley to the residents in attendance. The Plan as outlined was derived from evaluations of our recent Reserve Study and diligent work on our community budget by Scott Third, your board treasurer. The Financial Recovery Plan was necessary to correct the inaccurate budgets

implemented over the past seven years, and to correct the shortfall in current

and future community expense management. This plan, as approved, is a 42 month program starting July 1, 2015 and will build a better foundation for future Boards to carry on in the best interest of the Association.

David moved to approve the Financial Recovery Plan as presented with the assessment increase as noted and with an effective date of July 1, 2015. It was seconded by Fred Beck. Motion carried unanimously.

Public participation: Can't we look at what costs are and cut out some of them? Scott has looked at what we can "skinny down" and what we can postpone. He has made some adjustments along those lines. Is there an increase in expenses because assessment didn't pass? This is to make sure we have our operating expenses and fund the reserve. One resident stated we need to look into ourselves and see what is good for all. The question was asked again about the difference in HOA fees because of square footage. The rule for fees is stated in the CC&R's. This was how it was set up by the developer and most associations follow this process. It is the most

equitable way. Bob Scheitlin stated he was president in 2007 and the board felt there was no need to increase fees. We thought we were rich with a million dollars in the bank. You know the old saying, "cut the fees and give me all the goodies". That doesn't work any more. Roger Dailey stated that at that time we were making \$6000 to \$7000 a month off of our investments.

President's Report: No official report but Lyle stated he would be resigning from the Board effective June 30, 2015. He will be moving out of Garden Condo III.

Open Forum---What are we doing about animals in no pet area? We are looking into this. We have consulted our attorney for advise because there are laws we must follow.

Roger Zanarini thanked Lyle for the fantastic job he has done as president of the Board.

Everett Stromme also thanked Lyle and asked what is going to happen this summer with grass and weeds. He feels he can't sell right now because of this issue. Why isn't the management company taking care of this? Who is libel for this problem? Lyle stated we are not getting the service we need from Southwest Lawn and need to re-evaluate this situation. If you are a winter resident please have someone watch your unit while you are gone. If something should go wrong it can be taken care of immediately. You should also fill out a form at the main office with this information. My mailbox lock sticks, what can I do? Spray it with graphite or WD-40. If you have a lot of bird droppings on your sidewalk under a light you can call the City of Mesa at 480-644-3191 to have them install spikes on top of the light. This does work. The light pole must be in your yard.

Next Meeting: October 27, 2015.

Adjournment: A motion was made by Sally Miles and seconded Fred Beck to adjourn the meeting.

The meeting was adjourned at 2:39 p.m.

Respectfully submitted,

Sally Miles, Recording Secretary