

DRAFT

Garden Condo III Board of Directors
Minutes 4/18/17
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:00p.m.

Approval of Minutes: A motion was made Howard Shapiro and seconded by Terry Martin to accept the minutes of the March 21, 2017 meeting. Motion carried unanimously.

Treasurer's Report: Howard Shapiro reported for Scott Third that we have \$102,997.02 in our operating account and \$551,087.13 in our reserve account. Total assets are \$654,084.15. These are balances as of March 31st.

Community Updates:

1. Architectural Report: Wayne Berg approved 3 architectural forms. There was 1 for a satellite dish, 1 security door, and 1 of rear patio tile repair.

2. Golf Cart: No report but some space available.

3. Landscaping: Howard Shapiro reported Phase 1 is finished and we are working on Phase II. Phase II is trimming trees and improving the grass this summer. We are also replacing drip lines. Wayne Berg asked how many are we replacing? We will be replacing all on a 3 year schedule. We are doing the cheapest ones first while we are paying for roofing unless there is an issue.

4. Lighting: Last night 150 back lights were tightened. Most fixtures have new bulbs. We will be watching the life of the LED bulbs during the summer months. The bulbs say inside use but we are testing them for outside use. Many people are leaving their garage doors open at night. This can be a dangerous situation. If you need replacement bulbs, please call Johnny Elkins at 480-380-8986.

5. Maintenance Report: David Hurley reported that there are repairs happening all the time. One project we are starting is repairs on the rear storage areas. The bottoms are deteriorating from water and some are cracked and broken. Depending on how bad they are warped, up to 12 inches could be removed and replaced with waterproof material. We will do worst first and then work through the rest. We are trying to identify issues so that they can be taken care of when the roofs are being done. If you see issues please call David Hurley. Units 308-313 are in progress and units 386-393 will be next. We may be able to complete work faster depending on the budget. The roofing schedule is posted on our web page and boards. Our web address is www.svegardencondoiii.com

6. Social Committee: There is no formal report but David Hurley reported that when we had our dinner in February we invited other areas. The people from Condos 1 and 2 invited Julie Hansen and Teresa Esterly to their social committee meeting to talk about co-oping with events. They really enjoyed the combined event and it would mean less work and cost for each of us.

7. Welcome Committee: David Hurley complimented Diana Klein and Barbara Hurley for the great job they are doing. He even received a compliment from the main HOA as to the job they are doing with new owners. This month they welcomed seven new owners. They are Eva Trevizo in unit 259, Bill and Nancy Eink in 278, Sheri Louth in 304, Richard Harris in 323, Betty Charles and Stanley Erickson in 389, Marjorie Howell in 449, and Nancy Stukel in 467. Diana asked if you know of any new owners please let them know.

8. Policy/Rules Committee: Sally Miles reported that the Policy Manual will now be reviewed by our attorney.

Fern Cohen asked when we will see the manual? Some time in October. Connie Kemp asked if people can grow tomatoes and vegetables on their front porch? No

Management Report:

1. Orange Trees:The orange tree painting will be finished in 2 weeks.

2. Additional Recycle Bin:A new recycle bin will be added by fall. A possible location is by unit 478. Barbara Hurley said near unit 491 is a good spot also. Mr. Hurley stated we need concrete footing and it must meet other rules of the city of Mesa. Mrs. Hurley said the city said gravel would work for a base. The city might have said this in the past but we need to go by current rules. Dixie Stewart asked if it would take away parking from that area. No it shouldn't. Remember working with the city can be challenging.

New Business: (Action/vote by the Board)

1. Palm Tree Trimming(M): Palm tree trimming at a cost of \$5160.00. Mr. Hurley reported that we will be working in coordination with 2 other HOA's, the golf course, and the main HOA for the trimming, skinning, and removal of trash. This will result in a lower cost to us. Howard Shapiro made a motion and it was seconded by Terry Martin to approve the cost of \$5160 to trim the palm trees. Motion carried unanimously.

Barbara Hurley asked what we paid last year? We will have to research it. Wayne Berg asked when will they be starting? Mr Hurley will get the schedule tomorrow but it won't be until after the trees have bloomed.

2. Attorney Review/Comment on Revised Policy Manual(M): A motion was made by Howard Shapiro and seconded by Sally Miles to allow our attorney to review our revised Policy Manual. Motion carried unanimously.

Old Business: None

Open Forum:

Dixie Stewart, unit 427, asked why in last months minutes, gutters were approved for 2 owners. This was reviewed and since a previous board had installed some for water issues it was changed and added to the revised policy manual.

Mr. Motes, unit 482, stated they are one of the last units to get new roofing. If you accelerate the roofing, they won't be here when theirs is done. What about skylights and vents? Mr Hurley replied that it won't be done this summer. You will have time to decide about your skylight and whether to put in turbines. Some people like them and some don't. We bought ours and the roofers installed it and it keeps our attic much cooler.

Connie Kemp, unit 437, asked what solar tubes were? Solar tubes are small round skylight-like cylinders that bring light into your unit.

JoAnn Wallgren, unit 331, asked when will replacement of the bushes next to the cement walls be scheduled? This has not been scheduled yet. Can we plant our own? No, these things are addressed in the revised policy manual.

Dorothy Roul, unit 282, asked what is the schedule to remove trees? Mr. Shapiro said our focus is on grass right now. We need to see what works first.

Connie Kemp, unit 437, asked what determines why a tree is removed? The tree next to my unit was removed and there was nothing wrong with it. Mr. Shapiro stated that is was either damaged, dead, or infected. These trees were verified to be removed by an arborist. There could have been a request to have it removed. Ms Kemp really wants to know why? We will check with Southwest.

Dixie Stewart stated when trees were planted they were not deep watered. They were only watered by the sprinklers. Therefore the roots are at the surface. That's the problem with the grass. Mr Hurley said Mr Shapiro is trying to solve the problem with the landscapers.

Ms. Smith, unit 425, asked why the hedges between units are pruned too much? This is what is

supposed to happen to the bougainvilleas in the spring. Perhaps a better variety of plant could have been planted but they probably didn't know what to plant.

Ms. Smith also asked why we have a new roof contractor? We have only changed the general contractor. The project manage and crew are the same. Continuity of roofs will stay the same.

Ms Kemp asked how many were left? 62 units left.

Ms Reaves, unit 352, asked why tomato plants and peppers can't be on front porches? They can be on back porches because we want the fronts to be consistent and we need to be considerate of our neighbors.

Mr Lynne, unit 483, asked if he can park his motor home in front of his house to load it. You can park it for 48 hours.

Next Meeting:: October 24, 2017

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

**Respectively submitted by
Sally Miles GCIII Secretary**