

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

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:02p.m and he welcomed the residence in attendance. He reminded everyone this is the last meeting of this cycle.

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

Treasurer's Report: David Hurley reported for Scott Third that we have \$102,933.21 in our operating account and \$359,450.21 in our reserve account. Total assets are \$462,383.42. These are balances as of March 31, 2018.

Community Updates:

1. Architectural Report: Terry Martin reported that he approved 1 window, 1 security door, 1 patio epoxy, and 2 sunscreens. 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 David. Our web address is www.sve-gc3.com

2. Golf Cart: Barbara Tedrow reported that we collected all fees for this year that we expected and there are a few spaces available.

3. Landscaping: John Gleason, reported that the east test area for grass is being surveyed and a decision will be made soon as to what we will do. If you see any sprinklers not working properly please let him know. It is important that we fix them. Barbara Hurley asked when will summer grass be planted? David Hurley answered that as grass comes up from last year some reseeding might be done. John Gleason added that we are preparing to add gravel to what is already there so reseeding would not take place until that is done.

4. Lighting: Johnnie Elkins stated that he is running low on bulbs and will be purchasing more. The ones we have bought at the dollar store have worked really well. He also said as he is checking lights at the back of the units he will be tightening those that are loose. There were 2 garage doors open last night. It is important that you check the door before going to bed. Someone could crawl under or even animals could get in. Linda Elkins added that coyotes have been seen on the golf course lately. If you need replacement bulbs, please call Johnnie Elkins at 480-380-8986.

5. Maintenance Report: David Hurley reported the #500 buildings are being roofed now and then the golf shacks. When the roofing is done we will go on a maintenance program to clean and check every 6 months. Storage shed deterioration is being repaired and this will be finished by the end of the year. 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. Painting will be our next project. We will be getting bids so that we may begin in 2019. This is a five year cycle and progresses from oldest done to newest. This will also be posted after the timeline is determined. If you see a problem please call David so that it can be taken care of.

6. Social Committee: Sally Miles reported that we still need a chair for our committee. 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. Thanks to all who brought treats for our social before the meetings. Remember you can call any board member if you would like to chair this committee.

7. **Welcome Committee:** Diane Klein reported that many units have sold lately but they have not been able to reach everyone yet. She and Barbara Hurley were able to greet the McClure's, John and Carolyn, in unit 508 and the Smith's, Doug and Lori, in unit 344. Bob Spies added he believes a new owner was in unit 285, Donna Harris. David Hurley added how valuable it is to maintain the quality of our community. Our homes have been selling in about 3-5 days. People notice our Neighborhood Watch signs and feel it is a safe place to live. They also see how well kept our community is.

Management Report:

Barbara Tedrow reported she will be out this summer checking for violations and letters will be going out to make residents aware of the new policy manual. She also reminded owners that nothing can be placed in the common areas. The policy manual is on our web site. We are also trying to have the recycle bins emptied twice a week.

David Hurley added that our web site is continually updated and he is sending out a monthly "bits of information" email noting dates to remember and new things around the community. He also noted that we will see the orange trees being trimmed differently to avoid cutting all the new growth off.

Jan Engbrecht, unit 494, said the shrubs in her area look like they are not getting water, also one of Southwest's workers was cutting around the trees. John Gleason will look into the situation with the bushes and they are cutting back the grass around the trees so the mowers don't mow so close to the trunks.

Teresa Esterly, unit 501, asked when the drip lines around her unit were to be replaced, they aren't on the schedule. David Hurley answered that when the schedule was made it carried over to 2019. We now will be adjusting it because the lines will be finished this year.

Mr. Kiraly, unit 293, stated he didn't see the drippers at the end of the drip lines around his unit. John Gleason will check on this.

Ms. McClure, unit 508, asked if we are replacing granite or refurbishing it. We are adding more to what is already there.

Nancy Stukel, unit 467, said her orange tree is turning yellow. Does it need fertilizer? We are having all the trees checked.

David Hurley added to the management item about recycling. We appreciate how our residents have embraced recycling. Our bins are always full. We have been working to add another recycle bin but have encountered many obstacles. We can't increase the area around our other bins because the city of Mesa will not allow it. The only way we can add one is to eliminate a parking lot and have residents sign an affidavit never to park there. None of the other areas we suggested would be approved by the city. There were too many negative items so we will see if we can get twice a week pick up.

Bob Spies, unit 286, stated people are still not breaking down boxes and their throwing plastic bags with their recycling items in the bins. Can we put a sign on the bins telling them not to do this? Will we lose our recycling if people continue to throw plastic in? Barbara Hurley replied that the city does have a few people who watch the belts with the recycling items on it but it could become an issue.

Linda Elkins added that if you get paper bags at the store you can just put your recycling into them and they can be disposed of directly in the bin.

Mr. Hurley said the city doesn't want us to put any signs on the bins unless it is metal. We can put notices at the mailboxes though.

Barbara Hurley said she saw a worker putting trash in the recycle bins and David made him take it out and he actually reloaded it to the man's truck. If you see this happening confront them.

You can dispose of paper and cardboard at the main HOA bins that are located by the auditorium and just east of the Mesa Verde Room. The main HOA gets money for this.

Betty Daly, unit 489, asked about the main HOA receiving money and Mr Hurley said yes, but only for paper and cardboard.

Louise Reaves, unit 352, asked would we get money if we put our recycling at a regular house? No we would not.

Diane Klein asked if one of the regular trash bins could become a recycle bin? No not really because regular trash is picked up twice a week and recycling once. We can't add another bin of any kind.

New Business:

1. Clean Cut Estimate 5829 for \$3776.30=Ratify Email Vote:

A motion was made by Terry Martin and seconded by John Gleason to approve the payment to Clean Cut. Motion carried unanimously.

2. Clean Cut Estimate 1902 for \$2631.00=Ratify Email Vote:

A motion was made by John Gleason and seconded by Terry Martin to approve payment to Clean Cut. Motion carried unanimously.

Old Business: None

Open Forum: Marlene Martin, unit 426, asked who replaces the street lights?

Mr. Hurley said the city of Mesa replaces them. There is a form on their web site to request this. If the pole is closest to your house you can also request that spikes be placed on the top to deter the birds from landing.

Bob Spies asked if there was any rule prohibiting you from putting a lock on your water turn off valve? Mr Hurley stated that it is for your exclusive use so you can do it but be sure if you take the handle off you do not strip the threads. This is easy to do and you will have to have it replaced. You should leave your water off for the summer and also turn off the valve on your water heater when you turn off the power to it so that a leak can't occur.

Next Meeting: October 23, 2018

Adjournment: The meeting was adjourned at 2:00 p.m.

**Respectively submitted by
Sally Miles GCIII Secretary**