

GARDEN ESTATES MAINTENANCE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 14, 2015

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Tuesday, April 14, 2015, at the Woodbridge Village Clubhouse, 31 Creek Road. The President, Katherine Williams, called the Meeting to order at 6:35 p.m.

Directors Present: Jonathan Burke
Steve Corea
Lee Schneider
Katherine Williams

Directors Absent: Fifi Chao

Representing Cardinal: Janet Mehan, CMCA, AMS
Jessie Adams

Others Present: Ralph Del Campo
Meredith Cheston
Betsy and Dave Nelson

A Motion was duly made, seconded, and unanimously carried to approve the March 10, 2015, Regular Meeting Minutes, as written.

The Board had invited Vinco Construction and Smoothstone Construction & Consulting, Inc. to present proposals for replacing wood siding with either stucco or Hardie Board. The project would replace the existing siding at 463, 465, 467, 476, 478, and 480 E. Yale Loop. The representative from Vinco Construction provided references, discussed the pros and cons of both products, discussed the time frame for the project, and noted that Hardie Board comes pre-primed. The representative from Vinco Construction mentioned they did not have full access for measurements so the actual price could be lower than quoted, but would not be higher. The representative from Smoothstone Construction & Consulting, Inc., stated that he thought Hardie Board had a 50-year warranty on the product, 15-year warranty on the finish and that his company provided a 5-year warranty on installation, and they use colored caulk to match the paint color. Both companies specified they do not subcontract out work. The Board deferred the decision to the next Board Meeting to allow time to review all information provided by each company. Cardinal was requested to have Vinco Construction provide the installation warranty for their company and to confirm the warranty information on Hardie Board.

The Homeowner forum was opened by President Katherine Williams

The Homeowners of 480 E. Yale Loop were present to discuss an issue with rodents in the neighborhood caused by such issues as homeowners leaving pet food outside, missing vents on houses, and damaged firewalls that allowed rodents to move from home to home. Cardinal was requested to issue work orders to replace missing vents and repair holes in firewalls around the Association. Cardinal was also

CALL TO
ORDER

APPROVAL
MINUTES

SIDING
REPLACEMENT
FOR 463, 465,
467, 476, 478
AND 480 E.
YALE LOOP

H/O FORUM

480 E. YALE
LOOP

requested to communicate to members through the newsletter and the website to remind them not to leave pet food outside.

The Owner of 500 E. Yale Loop addressed the Board requesting that the Board send written communication regarding the Association Landscape Plan. The homeowner stated she had been called to several Hearings regarding changes made to the landscaping that were not approved by the Board. The owner stated she wanted to be left alone regarding any landscape issues.

500 E. YALE
LOOP

The Owner of 494 E. Yale Loop addressed the Board regarding violation letters sent requesting that the homeowner trim the silver sheen trees in the common area by the driveway. The homeowner stated that there are federally protected migratory birds currently nesting in the trees that couldn't be disturbed. The homeowner also stated that the trees were planted by the Association seven years ago so the Association should maintain the trees.

494 E. YALE
LOOP

The Directors discussed an unidentified homeowner who testifies for the Government as an expert witness, who wishes to have video equipment and extra locks at the gate outside their home. It was noted by the Board that the CC&Rs would require the homeowner to pay for the special needs equipment while living in the Association, and must pay to remove the special equipment in the event of future sale of the home. Cardinal was directed to contact Dirk Petchul for a legal opinion regarding indemnifying the Homeowner's Association regarding this matter, and adding the Homeowner's Association as an extra insured to the homeowner's insurance policy.

UNIDENTIFIED
HOMEOWNER

A Motion was duly made, seconded, and unanimously carried to adjourn the Regular Meeting to the Executive Session at 7:30 p.m.

ADJOURN TO
EXECUTIVE
MEETING
RECONVENE

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association reconvened at 7:50 p.m.

A Motion was duly made, seconded, and unanimously carried to approve the March 10, 2015, Regular Meeting Minutes, as written.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the February 2015 Financial Statements as submitted, subject to audit.

APPROVAL
FINANCIAL

The Directors discussed obtaining a plant palette proposal from Villa Park Landscape to address saving water throughout the Association by installing drought tolerant plants other than cactus. Cardinal was requested to set up a walk through the community to formalize a plant palette with the representative from Villa Park Landscape.

LANDSCAPE
COMMITTEE

The Directors discussed adding the topic of the plant palette to the monthly newsletter and inviting members to attend the next Board Meeting to encourage the use of drought tolerant plants throughout the community to include exclusive use common area by homeowners.

NEWSLETTER

Janet Mehan discussed the yearly Calendar and reminded the Board that it would be time to accept bids for the Reserve Study in May. Cardinal was requested to obtain bids for the 2015 Reserve Study and determine if the study would require an on-site inspection or not.

CALENDAR

The Directors tabled the discussion on the CPR Construction Proposal to repair the shared fence at 60-62 Silkberry until the work on 58 Silkberry was completed by Cityscape, Inc.

SHARED FENCE
PROPOSAL

The Directors discussed the violation of Account #GM0005-0027-01 regarding the security sticker on the homeowner's garage. The homeowner was asked to remove the security sticker on the garage door. The owner stated the police department required it. The Board decided the sticker must be removed from the garage but the security sign could remain in the yard. Cardinal was requested to advise the homeowner of the Board's decision.

BOARD CORR –
VIOLATION
ACCT #
GM0005-0027-01

The Directors reviewed correspondence from the homeowner of 435 E. Yale Loop regarding cars being parked long term on the street between 433 E. Yale Loop and 435 E. Yale Loop. No Action was required.

CORR - STREET
PARKING

The Directors reviewed CPR Construction Proposal #15573 to replace the garage pedestrian door at 479 E. Yale Loop. A Motion was duly made, seconded, and unanimously carried to approve Option #2 for the fiberglass door at a cost not to exceed \$907.00. Cardinal was requested to advise CPR Construction of the Board's decision.

CPR PROPOSAL
DOOR

There being no further business, the Meeting was adjourned at 8:20 p.m.

ADJOURN

Submitted by: Janet Mehan, CMCA, AMS, Account Manager

SUBMITTED

ATTEST:

ATTEST

Katherine Williams, President

Date

SECRETARY CERTIFICATION

I, Lee Schneider, the appointed Secretary of the Garden Estates Maintenance Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Garden Estates Maintenance Association Board of Directors Meeting held on April 14, 2015, as approved by the Board Members in attendance of the Meeting.

CERTIFY

Lee Schneider, Secretary

Date