

GARDEN ESTATES MAINTENANCE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 6, 2014

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Monday, October 6, 2014, at the Woodbridge Village Clubhouse, 31 Creek Road. The President, Katherine Williams, called the Meeting to order at 6:35 p.m.

CALL TO  
ORDER

Directors Present: Jonathan Burke  
Fifi Chao  
Steve Corea  
Lee Schneider  
Katherine Williams

Directors Absent: None

Representing Cardinal: Janet Mehan, CCAM, CMCA, AMS

Others Present: Betsy Bellotti  
Ralph DelCampo  
Terri Field  
Rich Knauss  
Judy Prebyl  
Jerry Reynolds

The Homeowner forum was opened by President Katherine Williams.

H/O FORUM  
OPENED  
508 E. YALE  
LOOP

The owner of 508 E. Yale Loop was present to inquire if the budget or the monthly financials could be loaded on the website for the owners to view and if any information regarding water savings or the drought could also be on the website.

The owner of 455 E. Yale Loop was present to inquire who entered the information on the website. Janet Mehan reported she gathered the information and it was sent to the webmaster.

455 E. YALE  
LOOP

The owner of 488 E. Yale Loop was present to report the water was pooling in the front of the home and going under the sidewalk and the hedge by the fence was dying and inquired if a tree could be planted where the jacaranda tree had died and had to be removed. She also said she would be happy to contribute to the cost of the tree in order to get a larger tree. She reported the wood trim or frame around the window at 492 E. Yale Loop was showing termites. Cardinal was requested to issue a work order for TruGreen Gardening to investigate the water coming from under the sidewalk and to submit a proposal for a replacement tree. Cardinal was requested to have the termite company look at the window frame and treat if necessary at 492 E. Yale Loop.

488 E. YALE  
LOOP

The owner at 411 E. Yale Loop was present to request some plants in the front of the home as it was bare.

411 E. YALE  
LOOP

As there were no other homeowners who wished to address the Board, the Homeowner Forum was closed.

H/O FORUM  
CLOSED

A Motion was duly made, seconded, and unanimously carried to approve the September 8, 2014, Regular Meeting Minutes, as written.

APPROVAL  
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the August 2014 Financial Statements, as submitted, subject to audit.

APPROVAL  
FINANCIAL

A Motion was duly made, seconded and carried to approve an increase of \$10.00 per month assessment per owner to \$370.00, starting January 1, 2015. Steve Corea and Lee Schneider voted no.

BUDGET

Kenny Stites and Alfredo Jimenez from TruGreen Gardening were present to answer questions from the Board regarding landscape and irrigation concerns. The Board asked if any water savings and preventative drought information could be provided for them to review and be put on the website for the owners.

TRUGREEN  
GARDENING

All members of the Landscape Committee were present and were introduced as Terri Field, Jerry Reynolds, Katherine Williams, Jonathan Burke and Ralph DelCampo and reaffirmed as the Landscape Committee. Janet Mehan asked if they could send her a copy of the monthly minutes one week prior to the Board Meeting to be sure they appeared in the Board packets. Steve Corea stated the Landscape Committee should only report to the Board, as an advisory committee and not the vendor.

LANDSCAPE  
COMMITTEE

Cardinal was requested to have TruGreen Gardening breakdown how many employees or hours they spend on Wednesdays in the community for mowing and maintenance.

Cardinal was requested to put something on the website regarding Association committees and if any owner were interested in joining they should contact Cardinal or a Director.

WEBSITE

Cardinal was requested to find out if the contract for TruGreen Gardening was on a month to month basis or automatic renewal.

TRUGREEN  
GARDENING

A Motion was duly made, seconded, and carried to approve the Architectural Application for a patio fountain and patio lights at 492 E. Yale Loop. Katherine Williams and Fifi Chao abstained.

ARCH. APPL.

The Board reviewed the correspondence from the owner of 477 E. Yale Loop requesting the removal of a cement slab by the mailboxes. A Motion was duly made, seconded and unanimously carried to deny the request.

477 E. YALE  
LOOP

Janet Mehan discussed the required posting of chemicals used by the pest and landscape companies and the Board requested those documents be posted on the website.

POSTINGS

There being no further business, the Meeting was adjourned at 7:50 p.m.

ADJOURN

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

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Katherine Williams, President

\_\_\_\_\_  
Date

**SECRETARY CERTIFICATION**

CERTIFY

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 October 6, 2014, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Lee Schneider, Secretary

\_\_\_\_\_  
Date