

GARDEN ESTATES MAINTENANCE ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MAY 19, 2020

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Tuesday, May 19, 2020, via Teleconference. The President, Stephen Corea, called the Meeting to order at 6:34 p.m.

CALL TO  
ORDER

Directors Present: Steve Corea  
Ron Gravell  
Katherine Williams

Directors Absent: Lee Schneider

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: Dave Nelson

A Motion was duly made, seconded, and unanimously carried to approve the March 10, 2020 Regular Meeting Minutes, as submitted.

APPROVAL OF  
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the February 2020 and March 2020 Financial Statements as presented, subject to audit. The Directors noted the Financial Statements had been reviewed monthly.

FINANCIAL  
STATEMENTS

The Directors reviewed the 2019 draft Audit. A Motion was duly made, seconded, and unanimously carried to accept the 2019 draft Audit.

2019 DRAFT  
AUDIT

The Directors tabled review of the 2021 draft Reserve study to the next Board Meeting. Cardinal was requested to add the 2021 draft Reserve Study to the July 2020 Agenda.

2021 DRAFT  
RESERVE  
STUDY

Director Corea opened the Homeowner Forum.

H/O FORUM

The owner from 494 East Yale Loop was present to discuss the need to replace the exterior lights on the buildings. Director Corea offered to purchase one and install it as a sample.

494 EAST YALE  
LOOP

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

H/O FORUM  
CLOSED

There was no report from the Architectural Committee.

ARCH. CMTE.

The Landscape Committee reported on landscape items. It was noted that the January 2020 and the February 2020 Landscape Walk proposals were completed and approved under the Landscape Committee's approval.

LANDSCAPE  
CMTE.

The Directors reviewed the proposal from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve the replanting proposal from Las Flores Landscape at a cost of \$3,806.68, and the proposal for additional planting at a cost of \$900.00.

LAS FLORES  
LANDSCAPE  
APPROVED  
PROPOSALS

The Directors reviewed the proposals from Berg Insurance. A Motion was duly made, seconded, and unanimously carried to approve the package policy at a premium of \$33,822.00, and the Earthquake Insurance at a premium of \$33,021.65.

INSURANCE  
APPROVALS

The Directors reviewed the proposal from Peak Lighting. A Motion was duly made, seconded, and unanimously carried to approve the proposal to replace the post lights in the community at a cost of \$8,289.77, to be charged to reserves.

POST LIGHT  
REPLACEMENT

The Directors reviewed the correspondence received from the owner with account #GM0515354 requesting reimbursement for multiple items. A Motion was duly made, seconded, and carried to approve the reimbursement at a total cost of \$228.87. Director Corea abstained.

#GM0515354

The Directors reviewed the Annual Calendar. No action was required.

ANNUAL  
CALENDAR  
SCHEDULED  
BOARD MEETING  
ADJOURN

The next Board Meeting was scheduled for July 14, 2020.

There being no further business, the Meeting was adjourned at 6:59 p.m.

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Stephen Corea, 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 May 19, 2020, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date