

GARDEN ESTATES MAINTENANCE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 14, 2020

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Tuesday, July 14, 2020, via Teleconference. The President, Stephen Corea, called the Meeting to order at 6:37 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

Dave Nelson reported that quorum had not been met to hold the Annual Meeting, as only 30 of the necessary 49 ballots had been received. It was announced that the Second Calling of the Annual Meeting would be held on September 8, 2020. Cardinal was directed to add the item to the September 2020 Meeting Agenda.

ANNUAL
MEETING

A Motion was duly made, seconded, and unanimously carried to approve the May 19, 2020 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

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

FINANCIAL
STATEMENTS

The Directors reviewed the 2021 draft Reserve Study. A Motion was duly made, seconded, and unanimously carried to accept the 2021 draft Reserve Study, with the stipulation that the woodwork painting was set for four years, and the solid fencing be removed, as there was no solid fencing in the community.

2021 DRAFT
RESERVE
STUDY

Director Corea opened the Homeowner Forum.

H/O FORUM

Director Corea discussed an Architectural application that he had received for a dog house and security cameras.

DIRECTOR
COREA

Cardinal was requested to send a violation letter to the owner at 492 East Yale Loop requesting that they remove the security camera aiming at 494 East Yale Loop, as it was installed in the eaves.

492 EAST YALE
LOOP

The owner at 441 East Yale Loop discussed noise complaints, fireworks, and garage peeling paint.

441 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. Cardinal was requested to reach out to Vivien Moreno and request a plant installation plan for the damaged and dying plants on the exterior of the properties next to the shared fences.

LANDSCAPE
CMTE.

The Directors reviewed the proposal from 24 HRC. A Motion was duly made, seconded, and unanimously carried to approve the proposal from 24 HRC for gate repair at 475 East Yale Loop at a cost of \$1,400.00, to be charged to reserves.

475 EAST YALE
LOOP

The Directors reviewed the proposal from PCW Contracting. A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting for damaged siding at 420 East Yale Loop at a cost of \$1,445.00, to be charged to reserves.

420 EAST YALE
LOOP

The Directors discussed exterior lighting options.

EXTERIOR
LIGHTING
2020 LEGISLATIVE
SUMMARY
ANNUAL
CALENDAR
SCHEDULED
BOARD MEETING
ADJOURN

The Directors reviewed the 2020 Legislative Summary update.

The Directors reviewed the Annual Calendar.

The next Board Meeting was scheduled for September 8, 2020.

There being no further business, the Meeting was adjourned at 7:19 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 July 14, 2020, as approved by the Board Members in attendance of the Meeting.

Lee Schneider, Secretary

Date