

GARDEN ESTATES MAINTENANCE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 20, 2020

The Regular Meeting of the Board of Directors of the Garden Estates Maintenance Association was held on Tuesday, October 20, 2020, via teleconference. The President, Stephen Corea, called the Meeting to order at 6:32 p.m.

CALL TO
ORDER

Directors Present: Steve Corea
Ron Gravell
Lee Schneider

Directors Absent: Katherine Williams

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: David Martin
Dave Nelson

A Motion was duly made, seconded, and unanimously carried to approve the September 15, 2020 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the August 2020 Financial Statements as presented, subject to audit.

FINANCIAL
STATEMENTS

The Directors reviewed the 2021 draft Budget. A Motion was duly made, seconded, and unanimously carried to approve the 2021 draft Budget with no increase in assessments.

2021 DRAFT
BUDGET

Director Corea opened the Homeowner Forum.

H/O FORUM

The owner from 356 East Yale Loop was present to discuss landscape items.

356 EAST YALE
LOOP

Cardinal was requested to reach out to Las Flores Landscape and inquire why it was taking so long to complete landscape requests, why some of the grass areas were wet and some were dry, and inform them that the Board was not happy with the level of service being provided.

LAS FLORES
LANDSCAPE

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

H/O FORUM
CLOSED

The Meeting was adjourned at 6:48 p.m. to the Annual Meeting.

ADJOURN

The Meeting was reconvened at 6:52 p.m.

RE-CONVENE

There was no report from the Architectural Committee.

ARCH. CMTE.

The Directors reviewed the July 2020, August 2020, and September 2020 Landscape walk reports, and the proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #7444 from

LANDSCAPE
CMTE.

Las Flores Landscape for tree removal at a cost of \$950.00, and the September 2020 landscape walk proposals.

The Directors reviewed the proposals from 24 HRC. A Motion was duly made, seconded, and unanimously carried to approve the proposal to repair the uneven cement at 356 East Yale Loop at a cost of \$950.00; the proposal to replace the garage door weatherstripping at 420 East Yale Loop at a cost of \$1,000.00; and the proposal to repair the fence at 478 East Yale Loop at a cost of \$1,591.00.

356, 420, 478
EAST YALE LOOP

The Directors reviewed the proposal from Newport Exterminating. A Motion was duly made, seconded, and unanimously carried to approve the proposal to replace wood rot at 370 East Yale Loop at a cost of \$6,965.00.

370 EAST YALE
LOOP

The Directors reviewed the proposals from PCW Contracting. A Motion was duly made, seconded, and unanimously carried to approve the proposal to repair the stucco at 401 East Yale Loop at a cost of \$2,070.00.

401 EAST YALE
LOOP

The Directors reviewed the correspondence from the owner with account #GM0510539 requesting the Board of Directors cover re-routing the Cox cable line. A Motion was duly made, seconded, and unanimously carried to deny the request, as the re-route was homeowner responsibility.

#GM0510539

The Directors reviewed the Annual Calendar.

ANNUAL
CALENDAR
SCHEDULED
BOARD MEETING
ADJOURN

The next Board Meeting was scheduled for November 10, 2020.

There being no further business, the Meeting was adjourned at 7:00 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 October 20, 2020, as approved by the Board Members in attendance of the Meeting.

Lee Schneider, Secretary

Date