

Garden Condo 3 Monthly Board Minutes

Garden Condo III Board of Directors
Minutes 11/20/18
Oakwood Room 1:00 p.m.

Welcome/Call to Order: The meeting was called to order by David Hurley at 1:00p.m and he welcomed the residents in attendance. Mr. Hurley introduced Zach Bartels as our new representative from Cornerstone. As the new representative for the community, Zach has exceeded our expectations. Call Zach at Cornerstone or email him at zach@cpiho.com with any problems or issues.

Approval of Minutes: A motion was made Sally Miles and seconded by Terry Martin to approve the minutes of the October 16, 2018 meeting. Motion carried unanimously.

Treasurer's Report: David Hurley reported for Scott Third that we have \$46,612.69 in our operating account and \$179,417.92 in our reserve account. Total assets are \$300,359.06. These are balances as of October 31, 2018. We have a balanced budget.

Community Updates:

1. **Architectural Report:** Terry Martin reported that he approved 4 satellite dishes, 1 security door, 3 A/C units, 1 window, and 1 installation of a door. The forms are on our web site or you can request them from Terry. Our web address: www.sve-gc3.com

2. **Golf Cart:** Zach Bartels reported that we have spaces available in both cart areas. If you are interested in a storage location for your cart, please call Cornerstone. Invoices are to be sent in December for existing 2019 space rent.

3. **Landscaping:** John Gleason reported that the dead bushes have been removed and will be replaced in the spring. We now have green grass. Dorothy Roul, Barbara Hurley, and Matt Poole are helping on this committee. We will be discussing landscaping later on in the meeting.

4. **Lighting:** Johnnie Elkins asked that people call him to change the color of their large globe light. Linda Elkins has a sign up sheet here today if you want to change. He will start checking backlights again now that the grass has grown. If you need replacement bulbs please call Johnnie at 480-380-8986.

5. **Maintenance Report:** David Hurley reported that the lower edges of the storage sheds and soffits have been repaired. Painting will be coming up in 2020. The cement bases that have the worst deterioration have been painted and repaired now. The schedule for repairs is on our web page. Our web address is www.sve-gc3.com If you see a problem please call David so that it can be taken care of.

6. **Social Committee:** Sally Miles reported that we will be meeting on November 30th at 10:00 in the Saguaro Room to start planning for our dinner in January. Please come and help us plan to make our dinner a success.

7. **Welcome Committee:** Diane Klein reported that we have many new homeowners. Barbara Hurley and Diane welcomed Jeanne Widdicombe in unit 270, the Nerud's in unit 332, Brett Soles and Donna Swanson, unit 248, the Carlson's in unit 409, the Johnson's, unit 264, Jan Barlow in 268, Fern Damon, unit 321, and the Gefre's in unit 405.

8. **Recycling:** David Hurley stated that this program has been a great success. Dixie Stewart will be distributing a paper titled Recycling 1-2-3. It will give you an idea about what to recycle and what not to. There are notices covering these items posted on each of the bulletin boards. Please remember never put plastic bags in the recycle bin.

Management Report: Zach Bartels reported on:

1. A call for Board member candidate's letter has been delivered to all owners. If you choose to serve your

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community, please fill out the form and return to Cornerstone before December 15.

2. Landscaping From Cornerstone: Zach Bartels and John Gleason are walking the area on a regular basis. They are gathering information and making recommendations to our vendors. Clear Cut, our large tree trimmers, have completed the first year of a 4 year cycle. They will soon begin year 2.

Guest speakers:

John Biggs from Desert Classic, our landscaping company was introduced. John stated, "They took over our work in June. It has been a huge learning curve and usually takes a couple of years to meet the full expectations of the community. We are here 2 days a week, Thursday and Friday, we mow, blow off back patios, and periodically clean the front areas. We removed the dead bushes and are working on irrigation. We are learning more every week.

Mr. Hurley opened up the meeting for landscape questions from the audience:

Dixie Stewart, unit 427, stated that you are doing things backwards. You should mow first then blow off the patios. Wayne Berg agreed with Dixie Stewart, the mowers do not pick up. Mr. Biggs replied that they no longer are using the big mowers except for scalping. They are now using 30-inch walk behind mowers with bags. David Hurley added that Southwest, our old vendor, used riding mowers that tore up the grass. We have asked them not to use these. John Gleason added that we should also help keep our community clean. If you see things lying around like the large pieces off the palm trees please pick them up and dispose of them.

Bob Dube, unit 351, said his patio has not been cleaned in weeks and the drip system around his unit is not working properly.

Quint Mayer, unit 420, said that behind his unit there is a low spot. What will happen when you mow? John Gleason stated he placed stakes there to make them aware that they need to be careful when they mow.

Karen Poole, unit 384, said there might be grass now but all summer it was dirt and weeds. The mowers look old and there are no bags on them and she thinks the workers get confused about what they have done. On one day, her patio was blown off 4 times. We own our units; we want the outside to look nice so you need to step up the quality of your work.

Alice Heppler, unit 363, says the tree behind her unit need trimming. Desert Classic only trims to 10 feet, another company does higher ones and will do them soon.

Shirley Miller, unit 364, says Alice's tree hurts her eyes. In addition, is rock part of the landscaper's job? We are taking bids on granite now. They finally blew off my patio but when they trimmed and removed bushes, they made a mess, which was not cleaned up.

The Keiser's, unit 265, stated that there are weeds in the rock, who is responsible for these? Mr. Biggs responded that they do 2 pre-emergent applications and then spot spray after that to kill the weeds. There are also suckers emerging from some trees that can't be treated with weed killer. If you see an abundance of weeds call Zach at Cornerstone or email him at zach@cpioha.com

Joanne Blumhardt, unit 267, asked if the seedlings on trees could be removed. They keep the grass from growing. We will look into it.

Marvin Fretwell, unit 238, said when they returned in October our 2-pyracantha bushes were dead, the grass was bare, and there were many weeds. We are not a discount home area; we need our exterior to be nice.

Tony Woods, unit 456, asked when we would be replacing granite? Zach will be getting bids now. We waited until the drip system repairs were completed so that it did not have to be removed.

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Bob Gefre, unit 405, asked how much work could we do on the outside of our unit. I have done some repair work myself. David Hurley replied that you can do some but we need to know what you did and it needs to match the rest of the unit. He also asked Zach when the new coupon books will be out. At the end of December.

Barbara Hurley asked who cleans the underground drains at the back of the units? Mr. Biggs said they should be blown out by his workers. If they are clogged, we need to know this so we can attend to it.

Roy Davis, unit 353, please check sprinkler heads, some are hitting windows. Mr. Biggs replied that we should let them know through Zach. John Gleason added if you see a sprinkler hitting the walls please call him.

Tom Telle, unit 257, said the pyracanthas behind him, (4 in a row) have all died, will they be replaced? Yes, in the spring. He also added that because of the large trees behind his unit and some of them are leaning, he can't get Dish TV. Trees will be trimmed. Terry Martin added to remember that you can't place dishes on the roofs but you can on the fascia.

Mr. Telle also said there is a lot of debris on the roofs, will this be cleaned? Our roofing company will come twice a year to check roofs and clean. Mr. Telle added there are many holes in the grass behind his unit we might want to check out.

Gary Nytes, unit 279, asked about the orange trees. Mr. Hurley replied that we have conflicting information on how to handle these. Some say not to trim this fall but they are looking a little shabby so we will probably trim. Owners get to pick oranges.

Mr. Nytes also asked about window screens. Who is responsible for them? Owners are responsible, make sure, and get with Terry Martin for architectural approval.

Dixie Stewart, unit 461, stated the orange tree next to her is dead on one side and dropping its leaves. Mine is looking sickly. John Biggs said he would look at it.

Karen Poole asked when is the watering in the back going to stop. It is stopping tomorrow for mowing.

New Business (motion and vote by board):

1. **Termite Warranty:** Zach Bartels introduced Zach from Western Exterminators, formerly AZ Exterminators, Who advised we have had a lot of rain this summer and that is what termites are looking for. Usually when it cools off termites slow down but this year they have not. We treated your community 2 years ago and if you had your garage done, you got the most benefit from the treatment. We try to prevent and correct. We do our best. If you see tunnels, it means the termites are moving looking for food. Make sure you do not have water or wet spots around your unit. David Hurley said we get the most findings when people return after the summer. A resident asked what a termite looks like. Zach said they look like a sugar and red ant mixture but are transparent. They stay in the tunnels because they do not like light. Tunnels can be in any direction and if they are in wood, they usually follow the grain. You need to watch for the tunnels that look like mud stuck to the wall. They can also be behind the baseboards, hanging from the ceiling, behind pictures, and in sink areas. Sally Miles asked if washing out your garage and driveway attracts them. No not really. John Gleason added the pest control man does not help. Carolyn McClure, unit 508, said to watch for water drainage. Marvin Fretwell, unit 238, said five different condominium areas are experimenting with acoustically watching for termites. Zach stated they have changed their treatment style to a newer way. It kills the whole colony not just one. Let Zach from Cornerstone know if you have a problem. A motion was made by Terry Martin and seconded by John Gleason for the renewal of Western Exterminator's contract. Motion carried unanimously.

2. **2019 Budget:** David Hurley reported that Scott Third has worked diligently all summer on the budget. We want to leave the new board in a place where they can just move ahead with a solid budget. We had a

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reserve study done (what we need to do in the future) so they know exactly what needs to be done for the future and the money allocations for it. Scott has also provided a five and 7-year matrix to work with. A motion was made by Terry Martin and seconded by John Gleason to accept the 2019 budget. Motion carried unanimously. Mr. Hurley added we appreciate Scott's hard work.

Old Business: None

Adjournment: The regular meeting was adjourned at 2:10 p.m.

Open Forum: Barbara Hurley asked what is the best way to contact Zach Bartels, phone or email. Zach said either one. Call Cornerstone and leave a message or email me at zach@cpioha.com I will get back to you within 24 hours.

Ron Moats, unit 482, asked about the assessment that was added to our fees when the roofs were done. David Hurley answered that an official announcement will be presented at the January meeting. Everyone should be pleased but remember the assessment covered many things that needed to be fixed and repaired not just the roofs.

Carol Stoudt, unit 309, asked what was the time of the planning meeting for the dinner. 10:00 in Saguaro Room on November 30. Carol also asked what we mean by expanded coverage. We are just continuing the contract of Western Exterminator's.

Gladys Hillebrand, unit 336, asked Zach about the \$200 reimbursement for the sky tubes. David said Zach would contact Bridget at the roofing company.

Terry Martin said that John Biggs of Desert Classic has heard from us and all of our complaints so it should not be a surprise if we chose another landscaping company. Mr. Biggs danced around our questions about landscaping. Mr. Hurley added that John Gleason oversees this area now and the Board knows about our concerns and their deficiencies. The Board is looking at options and alternatives with other companies.

David Woods, unit 503, stated that the community appreciates the work David and the board is doing on their behalf.

Next Meeting: December 18, 2018

Adjourned at 2:40 p.m. after completion of Open Forum.

**Respectively submitted by
Sally Miles GCIII Secretary**