

Garden Condo III Board of Directors
Minutes 3/19/19
Oakwood Room 12:00 p.m.

Welcome/Call to Order: The meeting was called to order by Eddie Fromm at 12:00p.m and he welcomed the residence in attendance. He also introduced the members of the board. John Gleason and Sally Miles are on their 2nd year of a two year term. Dan Thuenen, Frank Carlson, and Mr. Fromm were elected at the annual meeting last month. Zach Bartels will be leaving Cornerstone and Karla Sanders will be replacing him. Karla stated she has worked for 15 years in Arizona servicing 55+ communities. Feel free to call her for any issue.

Approval of Minutes: A motion was made Sally Miles and seconded by Eddie Fromm to approve the minutes of the regular meeting on February 19, 2019. Motion carried unanimously.

Treasurer's Report: Frank Carlson reported that we have \$77,648.26 in our operating account and \$535,015.24 in our reserve account. Total assets are \$612,663.50. These are balances as of February 28, 2019. Our expenses are posted at the mailboxes.

Community Updates:

1. Architectural Report: Eddie Fromm reported for Terry Martin who couldn't be here today. Approved were 2 windows and 3 A/C units. These all met requirements for installation. Be sure and fill out a form for any exterior changes. The forms are on our web site or you can be requested. Our web address is www.sve-gc3.com We are looking for a new architectural person. This is a volunteer job and is important so that the work done meets our standards.

2. Golf Cart: Zach Bartels stated that there are spaces available. The rent is \$100 a year. If you are interested call Cornerstone.

3. Landscaping: John Gleason asked that you don't talk to or ask the workers from Valley Rain to do things for you. If you need help call one of the board members. Our names and numbers are listed on the bulletin boards and online. Project 420 is working on leveling the ground and preventing flooding. Caroline McClure, unit 508, said she had a water issue from the rain. We addressed this at the last meeting. Project 330 will begin planting 40 bushes instead of 32 at the end of March. If you are interested in buying a tree that will belong to the community, they are \$350 for a 24" box. The types that can be purchased are Mastic or Samuel Ash.

Eddie Fromm added that the ash is a good clean tree. If you would like to see one, there are some behind units 409-410. Joanne Blumhardt, unit 267, said the tree behind her house drops small nuts. It needs to be taken out or trimmed back so they don't hit the roof. If it is taken out she will buy a new one. We will check the tree. She also said the tube lights she has seem to be filling with water. We will have Bethom check these.

4. Lighting: Johnnie Elkins reported that he believes we need to have an electrician evaluate what is going on with the large globes in the front of the units. We may have a sensor problem. He is trying new LED bulbs to see if this will help. SRP is offering a rebate right now on them. The cost will be about \$500. We can use the ones we take out in the back lights. There were 3 garage doors open after 11:00 p.m. last week. If you need replacement bulbs please call Johnnie at 480-380-8986.

5. Maintenance Report: Dan Thuenen was on vacation and he has just joined the board so he has no formal report. John Gleason took care of a few situations that occurred during our recent rains. The Vial's in unit 236 and the Herman's in unit 485 had water issues. Cornerstone and Bethom are taking care of these issues.

6. Social Committee: No report

7. Welcome Committee: Diane Klein reported that she and Barb Hurley have many new residents to visit. This month they were able to greet the Preszler in unit 326.

Management Report: Zach Bartels reported that if you have items in the common area, front rock area,

grass area, or along the walls you need to move them. You may have items on your front porch and on your patio but no where else. Barb Hurley asked if you can hang things on the common walls. The answer is no. Eddie Fromm also added that hoses must be stored in terra cotta pots, hose reels, or kept in garages. Window coverings can be inside blinds, sunscreens, and nothing more. It was also reported that the wall behind 385 has been fixed, roof leaks are being fixed, and a claim for the wall that a car hit is being filed.

New Business (motion and vote by board):

1. Bids for our community insurance were gathered by an independent insurance broker and it was decided that LaBarre/Oksnee came in as the low bid. A motion was made by Sally Miles and seconded by John Gleason to award LaBarre/Oksnee our insurance contract. Motion carried unanimously. Mr. Nerud, unit 332, asked where can we find out about our insurance? Our deductible and coverage so that we have it for our personal insurance. All insurance information is found on our web page, sve-gc3.com
2. Backflow bids/ABC Backflow: Eleven out of twenty three of our backflows failed. We had two bids and ABC Backflow was the lowest at \$2841.45. A motion was made by Dan Thuenen and seconded by John Gleason to adopt ABC Backflow as our company to maintain and repair our backflow system on an annual basis. Motion carried unanimously.

Old Business:

1. Orange tree trunk painting has been completed at a cost of \$1040.
2. Bethom Roof Maintenance Program will be tabled at this point so that the board can further look into the program and it will be discussed at the next meeting. Bridget from Bethom suggested we decide what we are doing before the monsoon season. It was suggested by Mr. Fromm that we look into self insuring. Ms. McClure asked what does this imply? This means we would take care of things ourselves. Barbara Hurley asked if this would void our warranty? Yes, if we hire someone else to maintain. Ms McClure said if they are not inspected how will we know if work needs to be done. Scott Third stated he thought it is important to have a prevention plan in place. We need to be proactive. Mr Fromm said we want to be proactive but need to make good choices. Joanne Blumhardt expressed that we should stay with Bethom.

Open Forum:

Lee Vial, unit 236, said he rented for one year and has now been an owner for one year. He had an issue with his roof when it rained. He called the proper people and his calls were not returned. Finally, John Gleason was able to come to his rescue and got some help to stop the water. He feels that in the future Cornerstone needs to be more attentive to the needs of the homeowners.

Thelma Damon, unit 321, stated her neighbors bring their dog down to her area for it to do it's business. They have grass behind their unit but choose not to use it. She would like for them not to do this. We will have Zach to send a letter.

David Hurley, unit 369, said we need to recognize that the first phase of roofing was in 2015 and they have withstood the weather until now. I am adamantly opposed to blaming Bethom for 3 problems out of 273 units over 5 years. Things wear out if not watched over especially caulking.

Scott Third, unit 485, stated that the original work done by Lions was warranted by Bethom. They didn't have to assume this responsibility.

John Gleason said the shingles were put on wrong.

Dixie Stewart, unit 427, said maybe we should have had a yearly maintenance from the beginning then we wouldn't have had these 3 issues.

Bridget from Bethom said if you have issues and don't hear back from Cornerstone please call me. Many people have my number and I can get you help faster. She also stated that whenever anything is done on the roofs, Bethom should be notified so that they can inspect what was done like installation of A/C units.

Johnny Elkins, unit 367, said he had a leak and notified David Hurley, who notified Bridget and it was fixed immediately and has had no further trouble.

Thelma Damon asked if she need approval to have her A/C serviced? No, only replaced.

Next Meeting: April 16, 2019

Adjournment:

The meeting was adjourned at 1:45 p.m.

Respectively submitted by
Sally Miles GCIII Secretary