

## The Golf Cottages Monthly Board Meeting February 27, 2018

Meeting called to order at 4:05 pm

Present: Shannon Healy, Donna Brown, Rob Brooks, Linda Lederman; Absent: Mario de Amaral

Review and Approval: Jan 2018 Minutes

### Announcements:

GRCA Annual Meeting - Gainey Ranch Golf Club, Feb 28, 2018  
Golf Cottages/Golf Villas Happy Hour, Estate Club, March 18, 2018  
Golf Cottages Annual Meeting, Estate Club, March 21, 2018

GRCA HOA lawyer, Beth Mulcahy, gave a seminar recently regarding Architectural Review Committee and Board Rules/Regulations. Website [www.mulcahylawfirm.com](http://www.mulcahylawfirm.com) is a great resource for HOA Board members and updates on HOA legislation. Emphasis was placed on satellites writing Rules/Regs that are unclear or in conflict with other Gainey Rules or CC&Rs.

Rob reminded board that APS has new plans that Scottsdale residents will need to select before May. APS contact number is 855-225-5277.

### Board Activity

Unit 20 is under contract closing in March  
Approved Unit 17 remodeling plan by vote of 4 to 1. Mario de Amaral dissented.  
Approved Unit 17 extended dumpster til Mar 9

### Financial Report: Donna Brown

January 2018 Financials not yet been received. The importance of Reserves was discussed.

### Old Business: Gate Maintenance Funding:

The Golf Cottage patio gates are an owner responsibility. The custom iron/glass gates were installed in 2009 and funded by a special assessment along with exterior fixtures and address plaques. Landscape project in 2012 removed all the grass headers near the gates so less water would spray on gates. Gates now have corrosion from previous water spray and need redoing. Board decided to seek an owner assessment to fund the project. Donna will report the dollar amount the board may assess owners without an owner vote.

Board will be responsible for choosing vendor if they meet GRCA qualifications. GRCA contractual requirements will be determined by GRCA Director of Maintenance, Scott Williams. Scott has recommended Envision Painting which repainted part of the Oasis satellite powder coated sign. Electrostatic paint method vs standard repainting methods were discussed. Board will seek advice on both methods. Vendor presentations may be necessary.

Pending: Replacing/adding more landscape lights for common area trees: (Mario)  
Board request to "grandfather" additions on Unit 44: (Jim Funk)  
Board request to add additional path light entering Estate Club property near Unit 48. (Mario)

### New Business:

Rob described water damage from unit #36's balcony into the downstairs wall of Unit #35 from stucco cracks. The Golf Cottages balcony stucco currently isn't inspected by Maintenance Department unless by owner request. Owners are expected to keep drains clear at all times. The Golf Cottages balcony stucco repair was last done 6 years ago during building re-painting. Donna contacted John Michalik, President 8989 Gainey Center Drive, about their balcony maintenance. 8989 sets aside money in Reserves to resurface balcony membrane every 5 years. If owners have installed own decking they are liable for damage and must have inspections for leaks every 6 months. Should Golf Cottages consider similar plan? Board agreed to look at other satellite rules. Question asked if board needs to approve any future tiling on balconies. Tiling will be a board and MAC approval item. **Action items:** review 8989 rule and make a recommendation about balcony inspections and tiling rule for Golf Cottages.

Board discussed appointing a Committee for Component Reserves to examine if other items should be added. Currently Reserve items are: building painting, roof re-coating, and irrigation timers.

The Golf Cottage board has required owners to have dryer vents inspected/cleaned. Question asked should board be concerned about creosote causing problems with fire as well. Board agenda item for follow-up.

Adjournment: 5:10

Respectfully submitted by Linda C. Lederman