

**7400 East Gainey Club Drive
Board of Directors Meeting Minutes
February 22, 2023**

A 7400 Board of Directors Business Meeting was held at the Estate Club. The meeting notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time, in accordance with the Arizona Open Meeting Law.

Board Members in Attendance: Jill Townsend, James Nagaoka, and Tom Bird (Zoom). Also attending were Terry Copeland, Courtney & Terry MacMillian.

I. A quorum was declared, and the meeting called to order at 11:11 am.

II. Approval of January Board Meeting Minutes- The January 25, 2023, Board Meeting Minutes, previously reviewed and distributed, were unanimously approved by the Board as written. They are available on the GRCA website.

III. Treasurer's December/2022 Year End Report-

7400 ended 2022 with operating cash of \$10,400 plus GRCA reimbursement of \$8,734 and \$1,425 of accounts receivables...totaling \$ 20,559.

Year end Reserves were at \$59,072. This figure is up \$6,700 from prior year end balance. Recommendation is to increase of the Reserve balance to cover future unforeseen expenses and future projects.

For 2022 our total assets were in balance with total liabilities/equity for the year at \$86,955.

Our 2022 total operating assessment was \$225,587...total operating expenses was \$225,075... with total year end surplus of \$512.

IV. Landscaping Committee Report-

Overall, the lawn areas and plants looks good. Regular mowing and watering schedules are being maintained. The maintenance department continued their lawn maintenance program for the non-overseeded areas with fertilizer enhancement for the Bermuda grass. Trees are currently being tagged for trimming, that will occur late this month or early March. Palms trees will be trimmed in April (the two entry way palms which are currently tagged need light repair). Potato vines in gate entrance islands and sides have been removed, and being prepped for conversion.

GRCA Master Architectural Committee has approved the entry gate landscape change; because we are switching to desert scape, the cost of the conversion project will be paid by the GRCA. To clarify, any future replacement costs outside our gate area will be GRCA responsibility (whereas, the cul de sac 3 conversion area is our expense).

The APS project for Oasis is proceeding, a trench is being dug; upon completion, the surface line crossing 7400 should be removed.

V. Pool Committee Report-

Six chairs refurbished for the South pool will be delivered this week. New umbrellas were added to both pools, one each. North pool wall repairs, caused by water damage, is partially complete; painting yet to be done.

VI. Reserve Projects 2023 Update-

Out of the four Reserve component items scheduled for 2023, we have completed the pool furniture purchase and commenced sidewalk repairs. The sidewalk tripping hazard next to unit 112 has been fixed with replacement of two concrete pads at cost of \$800 each/ \$1,600 total. The following two items were covered during the Landscape update discussion and also under New Business:

1) conversion of selected lawn areas to desert scape 2) timeline for irrigation smart valves

VII. Risk Management- Tabled until Committee discussion in March.

VIII. New Business-

A) Hyatt Expansion-Hotel will be expanding their ballroom space by about 1,300 sq ft. Demo/construction will start in July and last for about 18 months. Expansion will be toward Doubletree Road and the new addition will not exceed the current height. Construction materials will be placed on current surface parking lots. Landscaping that borders E Gainey Club Dr will be affected.

B) March Pool Social-Tentative time/date of 4-6 pm, March 20.

C) Scottsdale Rebate Program-Heather has submitted applications, on behalf of 7400, for two rebate programs: 1) water irrigation controllers...if approved, we can get half the cost reimbursed, but we have to install the smart valves at the same time (which are not under the rebate program) 2) Bermuda grass removal...must be converted to desert scape, minimum of 5,000 sq ft. The process involves on-site inspection of the proposed area by the City. Heather is getting costs for both projects. If approved by the City, we would receive the rebates in the form of a reduced water bill.

IX. Owners' Questions/Comments-

Owners of 104 and 216, expressed to the Board that they were having major water irrigation leakage issues around their front doors. Upon viewing video footage, the Board agreed that a more detailed examination of the situation was required to fix the problem.

X. Meeting was adjourned at 11:54 am.

Meeting Minutes submitted by Jill Townsend, 7400 Board President.

Next Board Meeting (Annual): March 2, 2023, at 5:00 pm at the Estate Club. The Zoom meeting credentials, and the Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.