

**7400 Board of Directors Meeting
March 18, 2022
Minutes**

The 7400 Board of Directors met on Friday, March 18th 2022 at the Estate Club and via Zoom with Jill Townsend, James Nagaoka, Judy LeMarr and Lindy Johnson in attendance. Also in attendance via Zoom was Jim Funk.

January 28 and February 18 meeting minutes were unanimously approved.

Financial Report

Reserve cash at the end of January was \$52,405

Income was \$ 4,744

Total \$57,149

There were no charges against the Reserve account in January.

We do not have financials for February yet because of the year-end close-out for the calendar year. We expect to have these numbers soon.

Overall the Operating Expenses were over for the monthly budget by \$3,692. Primarily due to: 1) a pool maintenance clean-up cost for the North Pool 2) main line water valve repair in cul de sac 1 3) water and gas.

Other Financial Updates:

-Sunvek will begin flat roof recoat Monday March 21 and will be paid a \$23,500 deposit payment this month.

-Capital Improvement Assessment collection starts next month.

-The Board will begin looking at the insurance renewal coming up in May.

Landscaping Report

James has walked the property with Heather and Denise to discuss the drainage property problem areas to discuss possible solutions. There are issues between unit 104 and 105 with water flowing down and causing damage to the stem wall. They will meet with a contractor to determine a fix.

Fixing orange stains on golf course side wall is on the agenda.

Two large trees on Oasis properties have been cut down to make things much cleaner on our side of the wall.

Semi-annual value added tree trimming has been done and things look good. Tree stumps have also been removed.

Finally, the various Landscape crews are doing a good job of maintaining their scheduled rounds and keeping 7400 in good form.

Old Business

PRV Study - As a result of this study completed January 19, 26 PRV's have been replaced by Southwest Plumbing and more are scheduled on March 30.

Flat Roof Recoat - Email notices went out to owners and flyers will be put on the garage door area of units in buildings as crews move from building to building. Residents will be reminded to clear areas that may have falling debris due to contractors working on roofs. James Nagaoka will act as Board liaison to Rick Humbert and Sunvek to oversee the flat roof recoat project and keep weekly progress notes.

Enhancement Fee Proposal - Monika has Cover Sheet as well as Amendment and Ballot to go out to 7400 owners approximately March 21. Owners will receive paper ballot packages as well as electronic ballots. Voting will close 30 days from date of mailing. There will be a second follow up communication on April 4th.

New Business

Officer Elections

Election of new officers which is required subsequent to the Annual Meeting elections of two new Board members were held. The results are as follows:

Jill Townsend - President
James Nagaoka - Vice President
Matt Thrasher - Treasurer
Lindy Johnson - Secretary
Judy LeMarr - Assistant Secretary

Future Board Meeting Calendar -

Regular Board meeting dates for 2022:

April 22nd
May 20th
September 23rd
October 21st
November 18th
December 16th

All meetings will be at 11:00 am.

Community Social - A 7400 Community Social will be held at the north pool on Monday, March 28th, 4:30 - 6:00 pm. Deb Rauen and Jill Galinsky have formed a Social Committee to organize the event.

New Owner Welcome Book -

The new owner manual needs to be updated. Melinda Johnson and Judy LeMarr will undertake the review.

Component Reserve Review -

James Nagaoka and Jill Townsend met with David Merrill on March 16 to begin the reserve component valuation (estimated future costs) review. Included in this review are future estimates regarding sod/grass/artificial turf planning as this will impact irrigation repair/replacement estimates.

The next 7400 Board meeting will be held Friday, April 22, 2022 at 11 am in the Estate Club and on Zoom.

Meeting adjourned.