

**7400 East Gainey Club Drive
Board of Directors Meeting Minutes
January 25, 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 via Zoom were Jill Galinsky and Dave Merrill.

I. A quorum was declared, and the meeting called to order at 11:08 am.

II. Approval of December Board Meeting Minutes- The December 16, 2022, 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 Report-

A preliminary December financial report was made available just prior to the meeting; because proper analysis was not possible, the report will be given at our February meeting. Dave Merrill did mention that this preliminary report does not include the year end adjustments for GRCA landscape and maintenance costs, he indicated that our total operating costs should be under budget. In addition, the enhancement fees revenues in Nov/Dec will be discussed at our next meeting.

IV. Landscaping/Building Committee Report- In keeping with the GRCA non-overseeded lawn area care program the maintenance staff fertilized these areas to improve the look and health of the Bermuda grass when coming out of its dormant stage.

Members of the Board walked the property with Heather and Jose to discuss the transformation of selected areas to desert landscape. (The "potato vines" in cul de sac 3 and the side planters at the entrance gate have been removed). Heather is currently filling out the details of the plan which needs to be approved by the GRCA Master Architectural Committee, which should occur within the next two weeks. Flat roof and drain areas were cleaned on all 7400 buildings.

V. Pool Committee Report- New pool safety rings have replaced old ones at the North and South pools. Also, new pool furniture has been delivered to both pool areas. South pool area chairs are currently being recovered. The pool gates have been adjusted so that they self-close after opening. Work order to repair water damage to the stucco on pool perimeter walls is on file with maintenance. Both spas were turned off for a week to avoid damage to spa motors (7400's irrigation and pool water supply is interconnected) due to low water levels caused by turning off of the irrigation system.

VI. Reserve Projects 2023 Update-

- a. **Pool furniture:** Budget for this item was \$ 7,000. New furniture purchased and delivered at cost of \$5,658.91
- b. **Landscape Conversions:** Four small Bermuda lawn areas were selected for conversion, Heather is pricing out costs based on area size, plant type, and irrigation changes.
- c. **Sidewalk/Driveway concrete issues:** Tom Bird presented a detailed study to the Board of three possible options for driveways—1) Total concrete replacement. Costs would be prohibitive based on 320 sq/ft, approx \$16,000 per driveway x72. 2) Top Coating. This involves removing 1/16 in off concrete surface and applying two layers of top coating which is heat resistant. Cost would be approx \$2,000 per driveway. Color choices would be limited. 3) Staining. Cleaned/cracks filled with non-concrete material. Cost would be approx \$720 per driveway. Discussion on this topic to be continued in committee since there are numerous variations under each option relative to scope, color, timing, and funding. Committee will make recommendations to the Board.

The remaining projects will be discussed at the next board meeting.

VII. Risk Management- The Board approved the formation of a Risk Management/Infrastructure Committee. The Board agreed on the need to evaluate the current policies in place to minimize insurance claim risk and to extend the discussion to a committee meeting.

VIII. New Business- The following are candidates for the 7400 Board of Directors elections to be held at the annual meeting, 5 pm, March 2, 2023:...Jill Galinsky, Joni Knutson, Jill Townsend

IX. Owners' Questions/Comments-

Will North pool stucco repair occur before fixing irrigation issue? Yes

Aren't the water lines for irrigation and pool/spas on separate systems? No..one system.

Does pool tile cleaning involve replacing grout? Probably, if damaged...Have to ask Heather

Will new gate area landscape have some color? Yes

X. Meeting was adjourned at 12:07 pm.

Meeting Minutes submitted by Jill Townsend, 7400 Board President.

Next Board Meeting: February 22, 2023, at 11:00 am 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.