

7400 Board of Directors Meeting
April 22, 2022
Minutes

The 7400 Board of Directors met on Friday, April 22, 2022 at the Estate Club and over Zoom.

The meeting notice was distributed to homeowners by email and posted in the community bulletin board at least 48 hours prior to the scheduled meeting (per the AZ Open Meeting Law). Board members in attendance were: Jill Townsend, Judy LeMarr, Lindy Johnson, Matt Hasher and James Nagaoka. Also attending over Zoom were David Merrill (GRCA) and five 7400 owners.

Meeting highlights and attendant action items are summarized below.

Call to Order-The meeting started at 11:01 AM, a quorum being present.

March 18 Meeting Minutes-Unanimously approved. Available on the GRCA website.

Financial Report-Matt Hasher, our treasurer, reported the Reserve Cash amount at the end of March was \$66,600. There were no charges against the Reserve (the expected Sunvek deposit payment did not appear this month).

The Operating Budget/Expenses are normal for this time of year. Water and gas expenses are a bit over budget, but will offset over time during the year.

Landscape Report-Two BOD members walked the community with GRCA maintenance staff members Heather and Jamily, items that needed attention were discussed (filling holes in grassy areas, drainage affecting stem walls, older bushes needing pruning for re-growth, etc).

For the artificial grass feasibility study, two grassy areas were identified that would be good test sites (one small and one larger square footage). We are currently waiting to get cost estimates for these areas.

In late April the seasonal geraniums will be replaced by a more summer hardy potato vine (purple and light green).

Flat Roof ReCoat-Project is on schedule, with no major issues to date. Around 60-70% of the buildings have the expected bubble issues, which are being remedied by Sunvek (prior to the three coatings being applied).

During the power washing phase two instances of water leakage through the skylight have been reported to date (this is not a major replacement issue; should replacement be recommended, Heather will contact the owners).

As of today, April 22: 10 buildings have been completed (and are being inspected by Rick Humbert/GRCA Maintenance), 7 building are in progress, and 7 buildings remain (all in cul de sac 1). Projected completion date is mid-May.

Enhancement Fee CCR Amendment-The GRCA has certified our vote results and the Amendment has been ratified (the \$1,000 fee will be effective June 1, 2022). Notice of successful passage is being sent to the 7400 community.

Architectural Application Procedure-BOD intends to form a 7400 architectural committee. During the interim, the BOD has tasked Jill Townsend to review all requests. A recommendation will then be made to the BOD for a Yes/No decision. During the summer Judy LeMarr will oversee any site visits. A number of window and door changes were approved for the rear of the property (including changes from 3 panel windows to 2 panel, transom style to 2 panel, solid to glass balcony doors).

Reserve Component Review Status-The additions/changes in items needing replacement and cost valuations for those items will be discussed sometime in June by David Merrill, Scott Williams, and Heather Anderson with our input.

New Business & Owner Comments-

- A. Insurance Policy Renewal-This will again be with Hartford Insurance for the May 1, 2022-April 30, 2023 timeframe. The cost of the premium is \$18,541 (a decrease of \$8 from 2021). The policy coverage is for Property (with \$10,000 deductible), Directors & Officers, and Umbrella.
- B. Standards & Rules-Sheryl Weissman (GRCA) conducted a Spring inspection of the 7400 community April 12-13. Observations were made regarding various violations (such as front door hardware, window treatment colors, umbrella colors, patio lights, plant pots, wind chimes, bird feeders, exterior wall decor, etc). Bottom line is, that there are many owners not observing the current guidelines. Therefore, the BOD intends to study/update the current standards (a large portion of which was last revised 10 years ago) to better reflect our current community, while maintaining an overall esthetic continuity which a majority will adhere to (and therefore be enforceable).
- C. Pool Chairs-The cost of 12 poolside chairs which will be recovered will be charged to the Operating Budget Expense (rather than Reserve).
- D. Work Order-Garry Galinsky, owner Unit-128, reports that there are tile debris in the rain gutter located above the master bathroom patio door (which should have been cleaned years ago). Heather has been contacted to see if we can expedite the work order request.
- E. Landscape & Building Allocation-Matt Hasher will be meeting with David Merrill in early May to clarify (so that we can all better understand) the GRCA flat fee/fixed cost portion (Landscape & Building Allocation) of our HOA monthly assessment which comprise a major percentage of our monthly budget.

Meeting adjourned at 11:52 AM.

*Next BOD Meeting is scheduled for 11 AM, Friday, May 20, 2022 at the Estate Club and via Zoom. After this meeting we will recess for the summer and resume meetings in September.

Submitted by James Nagaoka