

# **7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

**March 20, 2023 @ 11:00 a.m.**

A Board of Directors of 7400 Condominium Association business meeting was held using Zoom meeting software and teleconference equipment. A 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: - Tom Bird, Jill Townsend, Joni Knutson and Jill Galinsky. Valerie Frysinger was absent.

A quorum was declared, and the meeting called to order at 11:00 a.m..

## **Approval of February Board Meeting Minutes**

The February Board meeting minutes were approved unanimously.

## **Treasurer's Report**

Joni Knutson gave the Treasurer's report through January 2023. Nothing out of the ordinary to report. Reserve Fund Cash is \$61,651. Operating Budget to Actual for January is over budget by \$3,146 after reclassification of \$3,500 building repairs from reserve fund to operating fund.

## **Landscape Committee Report**

The current project to reduce water usage is progressing as expected. The front entrance bed change to xeriscape is 90% completed. Pigmy palms will be added to the refurbished pots in the mailbox area. Cul-de-sac 3 area bed should be completed in a few weeks.

We continue to work with the City of Scottsdale Rebate Program to recover some of the expense for conversion of grass areas to desertscape. Our application is in, and we are waiting on their inspection/approval.

The project to upgrade our irrigation system is in progress. Again, we are working with City of Scottsdale Rebate Program to recover some of the expense.

## **Pool Committee Report**

Pool tables, umbrellas are new and chairs have been recovered. North Pool will be heated starting October 1<sup>st</sup>. North pool will possibly be heated beyond April 30 due to unseasonably cool temps. Pool safety equipment will be relocated for better visibility as a safety measure.

## **Risk Management/Infrastructure Committee Report**

The Committee met recently to discuss ways to mitigate potential future insurance claims; obviously a cost saving measure. The Board has requested our GRCA insurance broker and/or carrier to conduct a “risk assessment” evaluation to look for potential areas of concern and/or improvements.

## **Committees and Chairs**

Finance Committee – Joni Knutson (Chair) with James Nagaoka, Jill T., Tom Bird  
Landscape and Pool Committees– Jill Galinsky (Chair) with James Nagaoka  
Risk Management/Standards and Rules – Chairman (TBD), members: Tom Bird, Jill Townsend, Valerie Frysinger  
Architectural Review Committee – Jill Townsend (Chair), Jack Jones, Joni Knutson

## **Reserve Projects**

Sidewalk repairs for areas that were a trip hazard have been completed.  
New Pool furniture has been purchased/completed.  
Grass conversion is under review.  
Irrigation smart valve installation is under review.  
Driveway/sidewalk repair is in the planning phase.  
Roof Cleaning contract is currently being put out to bid for “scope of work” and cleaning frequency changes.

## **NEW ITEMS**

## **Future Meeting Dates**

4<sup>th</sup> Wednesday of every month @ 11am except recess for June, July and August.  
Will check with Valerie to see if that works. Future dates are:

April 26, May 24, September 27, October 25, November 29, December 20, 2023.

**Meeting was adjourned at – 12:07p.m.**

**Next Board Meeting April 26 at 11:00am** 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.