

**8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
BUSINESS MEETING
March 1, 2023**

A Board of Directors of 8989 Gainney Center Drive Condominium Association Business Meeting was held after the Homeowners Association Annual Meeting at the Estate Club and using Zoom meeting software and teleconference equipment.

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: Claudette Muller, Diane Tuton, Josephine Chiu, Roz Cappello, and Lindsey Higginson.

A quorum was declared, and the meeting called to order at 6:10 pm.

November and December 2022 Financial Reports – December 2022 Year End Financial shows annual operating expenditures exceeded budget in Water, Natural Gas, Pool Expenses, Building Repairs and Attorney fees. We were reimbursed \$6,600 from the GRCA Maintenance charges. The NET operating expenses exceeded budget allocation by \$2,200. The 2022 year-end water report shows usage at 3% over 2021. The January 2023 Water report shows water usage down 70% from January 2022. The lower water usage may reflect the reduction in Winter grass overseeding and 2023 watering schedule changes based on City of Scottsdale recommendations.

Approval of November 29, 2022, Board Meeting Minutes – Unanimously approved as written.

NEW ITEMS:

Engineering Consultant for Unit 125 Back Patio - The Board unanimously approved expending up to \$2,000 to engage the engineering firm of Gervassio & Associates to assess and make recommendations regarding Unit 125's patio separation.

8989 Board Members & Selection of 8989 Board Officers - Diane Tuton and Lindsey Higginson elected to a two-year term (until March 2025) on the 8989 Board of Directors at the March 1, 2023, 8989 Homeowners' Association Annual Meeting.

Board members will serve in the following positions until March 2024:

- President: Claudette Muller
- Vice President: Diane Tuton
- Treasurer: Roz Cappello
- Secretary: Lindsey Higginson
- Member: Josephine Chiu
- Architectural Coordinator: Claudette Muller

Being no further business on the agenda, the meeting was adjourned at 6:25 pm.

Submitted by: Claudette Muller, Board President

Next Board Meeting: Location, date and time will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.