

8989 BOARD OF DIRECTORS

2022 ANNUAL REPORT

The following is a list of major projects accomplished during the year to renovate and maintain the 8989 common elements infrastructure with the assistance of GRCA Landscape and Maintenance Staff:

- Trimmed palms and other trees throughout the community; removed and replaced storm-damaged and high-risk trees; removed dead plants/shrubs (on-going). Planted 20 trees and 130 shrubs;
- Completed the flat roof flooding mitigation reserve project (including scupper installation);
- Completed four (4) roof and drain inspections, clearing plugged drains and repairing identified roof leaks;
- Completed annual inspection of Pressure Reducer Valves (PRVs) for 72 units in January 2023;
- Replaced one (1) damaged pet station; and
- Completed 232 work orders (maintenance, repairs, and termite treatments) from 2/1/2022 thru 1/31/2023.

The following is a compilation of major Board decisions/actions taken during 2021:

- Continued communication with residents by distributing Board meeting agendas and minutes, community newsletters and other memorandums using email, GRCA website, and mailbox bulletin board;
- Requested residents continue sending concerns, comments, and suggestions to GRCA Administration so they can be managed quickly by appropriate staff or the Board;
- Reviewed and updated 8989 Standards and Rules based on 8989 CC&Rs and GRCA policies, adding Special Assessment Fees in accordance with CC&Rs Violations (Article 9);
- Consolidated and uploaded updated 8989 Standards & Rules, and CC&Rs to the GRCA website;
- Reviewed 37 Architectural Request Applications submitted by homeowners (interior remodels, patio landscaping/infrastructure, awnings, security cameras, exterior lighting, AC equipment, window replacements, screens, security doors);
- Addressed CC&Rs violations (unapproved exterior building modifications, umbrellas, driveway and visitor parking use by residents);
- Completed three (3) self-help projects (raising height of AC screening walls) for Unit Owners;
- Review quotes and approve contract for Walk Deck Recoating/repair Reserve Project scheduled for 2022;
- Surveyed community landscaping in September/October with GRCA staff to identify and prioritize areas needing irrigation repairs, and plant/tree and turf replacements based on 8989 Master Plant and Tree list;
- Continued major 3-year landscape renovation plan, prioritizing replacement of missing and dead shrubs, trees, and turf based on available funding;
- Winter grass overseeding was limited to streetside areas to maintain curbside appeal of community while reducing water usage during drought (to comply with City of Scottsdale request);
- Issued a Survey to explore increasing CC&Rs minimum leasing timeframe from 30 days to 90 days;
- Implemented the Homeowner approved 2022 Capital Improvement Assessment of \$211,680 for Flat Roof Flooding Mitigation, and Walk Deck Membrane Repair and Recoating Reserve Projects;
- Increased 8989 Enhancement Fee from \$2,160 to \$2,592 per Unit sale (effective March 1, 2023); and
- Reviewed 2022 expenditures and Reserve cash flow to establish the 2023 Operating and Reserve Budgets.

The following is a list of major projects on which the Board will work with GRCA staff during 2023:

- Consult with Arborist Consultant to identify sick and dying trees in order to reduce threats to buildings and minimize insurance risk exposure;
- Consult with Landscape Consultant to identify and prioritize plant/tree replacements and other issues (within available funding) to maintain a healthy landscape infrastructure in compliance with GRCA policies;
- Monitor water, gas, electrical usage/expenditures to minimize costs;
- Complete Annual inspection of 72 Unit Pressure Reducer Valves to minimize HOA insurance risk exposure;
- Complete four (4) flat roof and drain inspections and complete any necessary repairs;
- Continue replacing damaged pet stations located throughout the Community;
- Continue to update 8989 Standards & Rules to clarify CC&Rs and comply with new Arizona legislation; and
- Review 2023 expenditures and Reserve Cash Flow to determine appropriate 2024 Operating and Reserve funding level and annual assessment.