

**8989 MEMBERS ANNUALMEETING
OF THE 8989 ASSOCIATION AT GAINNEY RANCH
BOARD OF DIRECTORS
March 31. 2022**

The 8989 members annual meeting convened on March 31, 2022 at 5pm at the Estate Club and by Zoom

Board members present:

Claudette Muller
Diane Tuton
Josephine Chiu
Roz Cappello
Beth Selden

Also present by invitation were Jim Funk Executive Director Gainey Ranch and Monika Goodwin Satellite Administrator

Claudette welcomed all that attended in person and by zoom and started the 2022 8989 members annual meeting.

The first order of business was the approval of the March 21, 2021, members annual meeting minutes. Claudette spoke briefly about the minutes and then asked for a motion to approve. The minutes were approved as written.

Claudette then asked Monika Goodwin to convey the election results. There were three Director positions up in 2022 and four individuals were on the ballot. The following Directors were elected for a two-year term.

Claudette Muller
Josephine Chiu
Roz Cappello

Claudette thanked everyone.

The 8989 financial results were discussed with 8989 being on budget.

Claudette then asked Jim Funk to speak about the GRCA topics.

Jim Funk spoke about 2021 financials being under budget for the GRCA.

The Estate Club was under budget.

The maintenance department was under budget based upon the shortage of employees primarily during summer 2021. Normally GRCA use 12 temporary labors during the landscaping busy growth season. During the summer 2021 due to economy and covid at times the temporary labor service was only able to supply 5 employees. Additionally in early summer Tom Wright the Landscape Manager left due to health reasons.

This and other staffing issues resulted in a \$98,000 savings in the Maintenance department. Due to the size of the saving the funds were divided among all the satellites and GRCA based upon the percentage of hours each community paid for 2021. This resulted in a \$6500 refund to the 8989 allocation and budget.

During the 2022 budget the minimum wage was raised to \$15 an hour, with the ability for staff members to receive performance increases after 90 days. While the labor market remains tight the temporary labor supply as come back to norms.

Finally, Jim talked about the loan of 6.5 million, that refinanced the remaining 2012 landscape loan of 1.2 million reduce the interest rate and funded the Estate Club construction project of 5.3 million. Having the majority of the construction funded through the loan, the remaining \$300,000 plus all furnishing and equipment were funded through the capital fund.

The real estate market was hot during 2021 with 121 property sales, providing the necessary capital to fund furnishing for the new club.

Claudette invited members to ask questions of the Board and Mr. Funk

The questions led to discussion of trees that have been removed to reduce the amount of debris that falls on the flat roofs, causing drainage problems. Additionally Claudette talked about the scuppers that would be installed to minimize the impact of heavy rains to prevent damage the interior of the units.

There were questions about Securities role during homeowner alarms and the need to retrieve key for the units from the West Gate.

Jim talked about the heavy monsoon rains and the unusually high volume of water that seems to be becoming the norm.

A brief discussion on insurance and the willingness to pay for claims in some situations but not in others was discussed causing members to have to go after the insurance companies to reimburse damage do to storm rain penetration.

Finally Claudette talked about various landscaping projects that the 8989 board is considering based on the ability to fund.

The meeting adjourned with Claudette thanking everyone for coming.