

THE GOLF COTTAGES  
BOARD OF DIRECTORS

January 26, 2022

4:00 P. M.

MINUTES

Present:

Lori Cecil, Mario de Amaral, Frank  
Ellis, Grant Helgeson, Donna Brown

A. Call to Order - 4:00 PM

B. Approved: August 31, 2021 Minutes and October 27, 2021 Emergency Minutes

C. Financial Report - not part of budget

1. plumber installed 4"x 4" overflow scupper @ #37 into exterior stucco wall with minimum of 2" above roof deck after removal of 8' x16' existing foam and plywood, applied 1" foam followed by acrylic elastomeric coating at interior wall = \$3,700
2. GRCA Maintenance requested board consider replacing certain drains with a larger diameter MIFAB basket cover if area accommodated the 18" diameter or another basket design, or install thru-wall scuppers at 35 locations @\$1400 each = \$49,000. The discounted pricing would be contingent upon doing all the Gainey condo drains or nothing at all. **Motion made and seconded not to approve**
3. Stucco work completed @ # 9 = \$1,800
4. Landscape materials (cost only) 2021 = \$3,428

D. Activity Report: -

1. Trees @ 1 & 5 damaged during storm replaced; Sisso tree @ 2 removed before damaging driveways [no more in areas too small]; Oleanders removed from medians due to failure to thrive [not enough space]; Eucalyptus tree removed @36, Acacia @39 and Pepper berry @18 large trees removed with substantial limbs missing **[trees will be replaced]**; dead podocarpus removed @38-39

2. 2021 Architectural Applications approved

- Unit 2 - new pavers rear patio
- Unit 5 - window and French door MBR, awning on balcony
- Unit 8 - complete redo after fire, code requirements, window and door changes, elevate living room floor, removing fireplace, removing window
- Unit 10 - approved windows and doors
- Unit 11 - add 3 rows of pavers to patio
- Unit 19 - repave front and side patio, remove built-in grill and repave over area
- Unit 24 - new flooring with underlayment; *other work done wasn't included in application*
- Unit 27 - new floors after water leak
- Unit 28 - windows and entry door
- Unit 35 - new windows
- Unit 37 - new vinyl plank flooring and sound underlayment
- Unit 38 - interior remodel
- Unit 44 - new travertine walkway, straighten walkway, demo built-in propane grill, rebuild space with travertine top for charcoal grill, repair irrigation and lighting, repair wood gate, add desert plants
- Unit 48 - window replacements and retractable screen over French doors

3. 2021 Violations Noted

- Exterior Lighting - only at original locations or landscape lighting can be done without approval; no exterior lights attached to building except at holidays
- Vines - attached to interior patio walls or growing onto roofs
- Dumpsters - days limited, must have approval from board for extensions, covered when not in use
- Overgrown Patio Trees need trimming
- Palm Trees not being maintained
- Personal Items on top of or outside perimeter walls
- Fire pits added without Board or MAC permission Door and
- window configurations changed without approval #24
- Vehicles driven over grass
- Adding new or replacing gravel or plants in Common area without approval

E. **NO Parking and No Trespass signage motion made and seconded to approve and submit to MAC for approval**

F. **Motion made and seconded - letter to The Gainey Ranch Golf Club notifying their board and management that The Golf Cottages Emergency Easement and private property belonging to the HOA is not be used as a shortcut by their employees driving golf course maintenance vehicles. Also includes any travel by their vehicles over the sidewalk and unpaved ground belonging to the HOA. This trespass is damaging HOA private property and creating a nuisance for the owners.**

G. Terms are expiring in 2022 for two members of the board, Mario de Amaral and Frank Ellis in March 2022. Both will be on the ballot for another two year term. Any resident in good standing may ask to have their names placed on the ballot. Please notify Monika Goodwin @480- or mgoodwin@gaineyranca.com ASAP. The Annual Meeting will be March 17, 2022 @ 5:00 P.M.

H. ADJOURNMENT 5:20 P.M.

Submitted by,  
Donna Brown, President