

The Golf Cottages at Gainey Ranch Condominium Association, Inc.

BOARD OF DIRECTORS MEETING

Board Room Estate Club

February 13, 2023, 3:00 P.M.

PRESENT:

Lori Cecil, President

Grant Helgeson, Vice President

Mario de Amaral, Treasurer

Donna Brown, Secretary

Frank Ellis, Member at Large

I. CALL TO ORDER - Lori Cecil, President @ 5:02 PM

II. APPROVAL of October 27TH Minutes

III. FINANCIAL REPORT - Mario de Amaral, Treasurer

- 2022 Year End budget had few variances; positive ones balanced the negatives.
- GRCA returned funds budgeted for service hours which offset losses
- Water was the largest item over budget
- Loan (#200,000 in 2020) 01/01/22 \$144,000 -end of year 12/31/22 \$100,00
- Enhancement Fees for three properties added \$1,500 to the Reserve
- Painting Unit 39's wall facing the street cost \$1,500 which is not HOA responsibility

IV. Golf Cottages Annual Meeting - March 15, 2022. Three owners will be on the ballot: Donna Brown, Grant Helgeson, and Pam Estavold.

V. LANDSCAPE REPORT - Mario de Amaral

- Pavers being added over small grassy or gravel areas; project to continue
- Medians between owner driveways planned to more arid using plants,/boulders
- Water leaks and overwatering are a community wide concern.
- Timers are inefficient and due to be replaced this year
- Larger grass areas plan is to stay green: #18, #36, #39, #44/45
- Reminder to residents growing vines on the interior walls: Removing vines and painting the approved color is their responsibility when the property is sold.

VIII. OWNER FORUM

Policy of Awnings only facing the golf course

Concern about Gainey's rental policy

VIII. ADJOURNMENT - 4:02 PM Lori Cecil