

**The Golf Cottages @ Gainey Ranch Condominium Association**  
**Board of Directors Meeting**

Estate Club – Board Room  
Tuesday July 18<sup>th</sup>, 2023  
4 PM

BOARD OF DIRECTORS

Grant Helgeson, President  
Pam Estvold, Member  
Donna Brown, Secretary  
Mario de Amaral, Treasurer  
Frank Ellis, Vice President

**MINUTES**

- I. Called to Order - President 4:00 PM
- II. Approved April 18 and May 23, 2023 Minutes
- III. Treasurer Report - Mario de Amaral
  - A. June cash and expenses as budgeted
  - B. Reserves for estimated projects and 2020 loan as budgeted
- IV. Old Business
  - A. Community Violations Summarized - Pam Estvold: Board has asked to approve any Courtesy Letters for Violations before sent to MAC
  - B. Sun Control Devices Amended Rule passed (Lighting section included external security light devices) - Donna Brown will send the final format to board before forwarding to GRCA for distribution to homeowners and posting on GRCA website
  - C. Unit 27 Progress Report – Frank Ellis - The application to remove the fireplace has been withdrawn. An anticipated request to change the perimeter patio wall will be considered once the detail is presented. The exclusive-use easement on the property and the HOA boundary will be discussed further.
  - D. The Estate Club landscape bed extension near Building 12 is scheduled to begin within a few weeks
- V. New Business
  - A. Unit 15 Application Request to replace the electric heater below the balcony/above the patio was approved. A licensed electrician made the changes.
  - B. Security Devices Policy - Pam Estvold - GRCA 1984 Declaration, 1985 Golf Cottages CC&Rs, and 2013 MAC Design Guidelines and Standards all reference External Security Lighting.
  - C. Security Lighting is permitted if an application is submitted and approved. All devices attached to a Golf Cottages building (Common Area) is considered a permanent element which requires prior approval
  - D. Action Plan Irrigation - Grant has been working with Maintenance to determine a time frame and cost to replace the controllers with an updated efficient model. Will explore rebates from City of Scottsdale and keep the current grass for now. Leak detection will be a priority.
- VI. Adjournment - 5:30 P.M. Grant Helgeson

Submitted by Secretary, Donna Brown