

The Golf Cottages @ Gainey Ranch
Condominium Association
Board of Directors Meeting Minutes
Estate Club - Board Rm
May 23, 2023

BOARD MEMBERS

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

- I. **Call to Order** - **Grant Helgeson, President**, 4:05 P.M. Members present in board room:
Grant, Pam, Frank. Connected by Zoom: Mario and Donna
- II. **Approval of April 18, 2023 Minutes** - Approval was tabled until next meeting. All members had not received a copy to read in advance.
- III. **President's Report** - Gainey Ranch satellite condominium presidents and treasurers had their first joint meeting organized by GRCA Board Member, Greg Ortiz.
Attendees will share ideas and discuss issues unique to condos. Grant and Mario attended.
- IV. **Treasurer's Report, Mario de Amaral** - 2020 loan balance is \$135,000. Reserve balance \$106,000.
- V. **Architectural Request Unit 27 - Frank Ellis**. Owners of #27 and #28 are waiting for a structural engineer feasibility report concerning the removal of both fireplaces. Presently fireplaces are between large windows in a structural wall facing the golf course. Neither owner may remove unless both agree.
- VI. **OLD BUSINESS**
 - A. **Community Violations Pam Estvold:**
Grant and Pam met with Jim Funk April 27, 2023 to discuss the range of violations and the length of time items have been present without objection. Violations range from items installed without permission, items approved but now need to be replaced or removed (awnings), and unapproved items which may violate Scottsdale city codes. Specifically discussed is the increased number of security devices attached by owners to the exterior of buildings. These must be approved before installed.
 - B. **Sun Control Devices - Donna Brown:**
DRAFT 2023 update: 2020 Sun Control Devices Rule. A copy will be distributed before the next meeting. Attached.

NOTE *Pavillions Sunscreens Policy was changed July 2022 because MAC would not approve a retractable screen facing the front of the building.*
 - C. **Lighting Update: Mario:**
Path lighting along the borders of the Emergency Easement has been completed. Initially only 5 lights could be wired at this location. Five more were placed along the perimeter wall of Golf Villas #58. A total of 10 additional lights are now part of the landscape.

VII. NEW BUSINESS

A. Security Devices Exteriors -

Pam's notes from a meeting with Jim Funk and Grant: Because the Golf Cottage is a condominium, we need to remember that what others do to their units, impacts all 48 homeowners. With that in mind, following are rules for installation of devices onto the outside units. No antenna or other device for the transmission or reception of TV or radio signals shall be erected without prior approval of the Golf Cottage's Board of Directors Architectural Committee. No wires/cables can be visible. Need to be covered with wire molding? and painted to match the exterior. The device may not encroach on a neighboring unit.

Pam will draft: All owners will be advised in a newsletter these devices require prior architectural approval. The lights and motion sensors may not encroach on neighbor patios or windows.

Search of documents was made which may be applicable:

1984-3-29 & amended 2009-7-28 Master Declaration GRCA NUISANCES.

Antennas. No antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be erected, used or maintained outdoors on any Lot or Parcel, whether attached to a building or structure or otherwise, unless approved by the Architectural Committee. pg17

1985-5-17 CC&R's (e) Nuisances - Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, firecrackers, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property. Pg 14

1985-5-17 CC&R's Section 8.05. External Fixtures. No external items such as, **but not limited to, television** and radio antenna, wiring. **Section 8.09 Outside speakers and amplifiers.** No radio, **stereo broadcast** or loudspeaker units and no **amplifiers of any kind** shall be placed upon or outside, or be directed to the outside of any building without the prior written approval of the Board." Pg 27-28.

1995-4 GRCA amended CC&R's (g) Utility Service.

communication/transmission telephone, television, and radio signals mentioned in reference to wiring being seen. Pg 17

2013 MAC Design Guidelines and Standards. Lighting. All light sources are to be concealed and directed away from neighboring views. **Outdoor security lighting is defined as a light that is activated by motion in the area covered by the beam and only stays on for a brief prescribed amount of time. Security lighting must be reviewed and approved by the Master Architectural Committee prior to installation.** Roof mounted lights will not be approved. Fixtures must have a light shield and light levels must be directed away from neighboring properties. **Light levels must be directed away from neighboring parcels and adjacent golf course, and approval, if granted, is on a specific use and time basis.** Pg 25

2013 MAC Standards: No radios, stereo, **television, board casting** or loudspeaker unit, and **no amplifier of any kind may be placed upon or outside of, or be directed to the outside of, any building** without prior written approval from the MAC. Lighting, if any, shall be directed away from neighboring views and the light source must be concealed. Pg 31

2021 Landscape Rules Golf Cottages - External items such as radios, broadcast units, and amplifiers shall not be placed upon exterior wall without prior written approval of the Board.

2021 MAC -Personal items are not permitted in the Common Areas, driveways, golf course, low walls facing the golf course, or on top of these walls.

***Note: 8989 Rule Exterior Accessories: The review fee will not be charged for certain accessories which require owners submit the Architectural Application Request Form (2021)**

B. Architectural Applications and Communication:

MASTER ARCHITECTURAL APPLICATION:

“The Satellite Association and GRCA Master Architectural Committees shall make every reasonable effort to review applications submitted to them and to furnish a written decision to the applicant within fifteen (15) business days setting forth the reasons for its decisions. project prior to you starting this project. ”

CONCERNS:

- APPLICATIONS - NO signature
- PHONE # listed as owner actually contractors
- RUSHED Board to consider applications

C. Air Conditioner Units - Problems occur on roof when installing equipment for individual owners. Requirement for owners to notify Maintenance is already in the Golf Cottages Rules. What can Gainey do if owners do not notify Maintenance this activity has occurred on the roof? Past discussions included the idea that staff at the entry gates contact Maintenance when allowing a crane to be onsite.

VIII. ADJOURNMENT 5:45 P.

Submitted by Donna Brown, Secretary