

**MINUTES OF THE ANNUAL MEETING
OF GOLF VILLAS AT GAINNEY RANCH
HOMEOWNERS ASSOCIATION
FEBRUARY 27, 2020**

Board Members Present

Gary Lev
Vinny Sollitto
Dennis Propp
Brian Williams
Gregg Kuntz

Others Present

Monika Goodwin

The meeting began at 7 pm. A quorum was not present.

Dennis Propp, the treasurer, gave the financial report. The community is in great shape financially. The \$1,000 enhancement fee goes into the reserves. Gary Lev and Dennis did a walk-through and 20 units need to have the walls redone. \$9000 was raised due to 9 sales. Received quotes from 3 painters -- \$8500 reserved for the walls. The inside wall is the homeowner's responsibility while the outside is responsibility of the association. Some walls are sloping and that is the homeowner's responsibility. If there was a big crack in the wall, who is responsible? They would have to look at that and its best to contact maintenance. The water bill came in higher than usual. If anyone sees a leak, please contact maintenance. If off hours, contact security.

There is a mixer with Golf Cottages on March 22nd. It's posted.

The Estate Club construction will be inconvenient, but they will do their best. The board asked for a berm to block the view.

Gregg gave the real estate report. There are 7.5 million residents in Arizona. Maricopa County has 4.5 million - 4th most populous county in the US. They expect 1 million more to move here in the next 10 years. Phoenix is the 5th largest city in the US. 1035 living units in Gainey. In 2019 there were 90 sales and 21 active listings at this time. 4 sales in Golf Villas. There is a proposal to add windows on garage doors. It looks really great and there will be a write up to be voted on and run by architectural committee for approval.

Brian went over finances. Water cost \$19K and landscaping was \$57K. Williams proposed slowly changing from grass to quality artificial turf. The current turf has a 10-year guarantee. It works well around trees. The Pavilions uses rock and it gives depth, looks nice. Residents agreed to have Williams research the artificial turf and get bids. It's roughly \$5 square foot, it's also pet friendly. The Legend and Vaquero has it and it looks great. It was suggested to measure 10 houses and get an estimate. A possible rough guesstimate is 2200 hours for lawn maintenance and 115 hours for trimming. Someone will look into it to get the answer to the resident who asked about the breakdown of hours.

Vinny talked about annual color. The plan is to go with the gold and red lantana for the summer and geraniums in the wintertime. Had trouble with vincas (plant).

With no further questions, the meeting was adjourned at 7:45 p.m.

Submitted,

Deborah Goodwin