

Minutes from The Greens Board meeting
January 26, 2022; 10:0am at the Pool

Attendees: John Wallitschek, Julie Leshay, Kathy Rice, Mike Murphy, and Bart Hicklin. Absent were Leslie Ludden and Debbie Stark.

Financials: Julie reviewed the 2021 year-end financial report. Overages were noted in the area of pool maintenance due to two deep cleanings of the pool deck for algae and mold. Utilities were over-budget due to increased watering. The plants and trees expenses were also over-budget and Julie will follow-up with Heather to review the 2021 invoices for this line item. Reserves cash balance was noted. The maintenance of the street lights is an ongoing concern. And the light posts will need painting soon. Heather is seeking cost estimates for painting.

Artificial turf: There was a discussion about homeowners being able to install artificial turf in their front yards due to the ongoing issues of real grass not growing well due to bad soil and root issues. Artificial turf is currently approved for certain areas per The Greens' Rules. Kathy will follow up with Heather about the two best products for front yard use. Julie will update The Rules for board approval when final options are available and there has been MAC approval.

Pool bathrooms: The board discussed the usage of the pool bathrooms by Gainey maintenance workers. It was agreed that these workers may continue to have access. Heather will be notified to remind the workers to make sure the south gate (key access only) is always shut tight and that the bathroom door is closed after use.

Other business:

Bulk pick-up: The procedure for bulk pick-up was reviewed. This service is provided by the City of Scottsdale but their schedule always seems to be lagging and therefore large bulk items sit on the curb in front a house for many days. Best to call Maintenance for assistance and to remind the GRCA office that a homeowner is awaiting pick-up.

Driveway parking: Security is responsible for notifying homeowners if a vehicle is blocking a sidewalk.

Bobcat: A bobcat has been seen recently in a homeowner's backyard. A notice is on the bulletin board by the mailboxes to remind HOs to be aware and to call Security if one is seen.

With no further business, the meeting was adjourned at 11:00am.

Leslie Ludden
The Greens Secretary