

**8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
BUSINESS MEETING
February 27, 2024**

A Board of Directors of 8989 Gainney Center Drive Condominium Association Business Meeting was held at the Estate Club using Zoom meeting software and teleconference equipment. The Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time in accordance with the Arizona Open Meeting Law.

Board members in attendance: Claudette Muller, Diane Tuton, Josephine Chiu, and Roz Cappello. **Board members absent:** Lindsey Higginson was unable to attend.

A quorum was declared, and the meeting called to order at 2:30 pm.

Homeowner in attendance: Mr. Barnes (Unit 150).

Homeowner Discussion/Comments – Mr. Barnes requested the front entry gate brick area be power washed, the front entry area have debris removed, the palm trees around the pool be trimmed earlier in the Spring to avoid debris falling into the pool, and the poor condition of the front entry gate paint be addressed. The Board will review the requests with GRCA Maintenance staff to see what can be done to improve the appearance of the 8989 front entry area.

November & December 2023 Financial Reports – December 2023 Year End Expenditures exceeded Operating Budget by only .056%. The Annual expenses exceeded the allocations in Gas (due to increased rates), Building Repairs & Maintenance (due to leak repairs made earlier this year), Lake Maintenance, Plants, and Pest Control. Cash balance is good. 2023 annual water usage was down 8% from 2022. The 26-week CD at 5% interest in the amount of \$200,000 will mature at the end of February 2024. We will place \$150,000 into CDs. As we accumulate funds, we will add more CDs in smaller increments. We need to have funds available for the Water Saving Initiative, and plants and tree replacements scheduled for March/April. 8989 Enhancement fees were collected on two (2) Unit sales. Owners are current on assessments. Currently there are seven (7) Units for sale. We estimated four (4) Unit sales in 2024 for 8989 Enhancement Fee revenues.

November 28, 2023, Board Meeting Minutes – **Unanimously approved as written.** It was distributed to Owners and has been uploaded onto the GRCA website under Neighborhoods/Condominiums/8989.

NEW ITEMS:

A. 8989 CC&Rs and Standards:

- Board Variance Resolution Unit 118 - The Board discussed the one-time variance resolution which includes Unit 118 removing the mini-split AC and associated pipes and electrical wiring and repairing holes to the exterior wall returning the building structure and to its original specifications and appearance as part of the sales disclosure. GRCA staff will inspect the building exterior to ensure all repairs are made to the satisfaction of the 8989 Board. SUNVEK will inspect the membrane deck to ensure there is no damage. The building exterior is considered common elements not owned by the Unit Owner. All required repairs will be made at Unit 118 Owner's expense.

MOTION: The Board unanimously **APPROVED the Resolution** (in accordance with authority granted by CC&Rs Article 9.22) granting a temporary one-time variance for Unit 118 to install one (1) mini-split air conditioning unit on its rear upper-level membrane deck subject to the terms and conditions outlined in the Board Resolution dated February 27, 2024. Pursuant to Section 17.2 of the 8989 CC&Rs this Board action shall not be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Restriction.

- Parking & Use of Garages/Visitor Parking Rules Compliance Unit 249 – The Board discussed Unit 249’s request to allow renters to continuously park one (1) of their two (2) vehicles in the driveway. The Board sent Mr. Bates a memo on February 13, 2024, and a subsequent email outlining its reasons for denying the request. The two (2) vehicles and small motor scooter will fit in the garage. Unit 249 renters have made the required adjustments to their storage and are complying with CC&Rs Article 9.5. Unit garages may not be used for storage if it impedes the garage from being fully occupied by motor vehicles owned by the Unit Owner(s) or Occupant(s). The manner in which the 8989 buildings are situated, most, if not all, of Unit Occupants have a view of driveways, garages, and visitor parking areas from their windows. Allowing vehicles to continuously park in Unit driveways and visitor parking areas adversely affects the aesthetic appearance of the community, the quality of life intended for residents, and the ability of Owners to sell their property at a high value (CC&Rs Article 9.22). **MOTION:** The Board unanimously **DENIED** Unit 249s request to exempt the current tenants from complying with the 8989 Parking and Garage Use and Visitor Parking Restrictions (CC&Rs Article 9.5) and allowing them to continuously park their vehicles in the Unit driveway for the reasons outlined in the February 13, 2024, memo sent to Mr. Bates.
- Develop Exterior Video Security Camera and Doorbell Standards for Units – The Board will develop standards to allow the use of video doorbells and limited use of small security cameras (without lights) on lower rear patios similar to other Gainey Ranch communities. Standards will limit size, location, and angle of view.
- Miscellaneous Items – Most residents are complying with the community’s driveway/garage and visitor parking requirements. Security staff continues to remind some residents they must park their vehicles in the garage (CC&Rs Article 9.5) and remove trash bins from the curb and store them in the garage by the end of trash collection day. Many owners complain about vehicles continuously parking in driveways. There are a few Owners who have not changed their awnings to comply with the new standard. It is a requirement to bring the Unit exterior up to the community Standards (such as awnings, gates, door handles, locks, etc.) when the sold.
- 8989 HOA Annual Meeting on March 7, 2024, at 5:00 pm – The Meeting Agenda, Financial materials, and Board Annual Report will be distributed before the meeting. The Board will hold a brief business meeting after the HOA Annual meeting.

OLD ITEMS:

A. Building Maintenance & Landscaping:

- Fourth Quarter Roof Inspection Report – The flat and tile roofs were inspected. Any roof and drain issues were addressed immediately. Owners who have placed items on the flat roof (common element) have been contacted and all items have been removed. Southwest Roofing, the Roofers, and Heather are meeting with the Manufacturer to discuss the number of “bubbles” appearing on the flat roofs. This seems abnormal. We have a ten (10) year warranty on the flat roofs. We will get a report from Heather. We will have three (3) roof inspections in 2024 (March, July, and November).
- Pressure Release Valves(PRV) Annual Inspection – Completed in February. GRCA staff is sending letters/emails to Unit Owners requiring the replacement of their Unit’s faulty Pressure Release Valves (PRVs) at their cost. PRV pressure at 100 or above is a problem and must be fixed to limit liability.
- Landscape Irrigation: Water Usage Report and Water Saving Initiative – Staff are starting to install the new equipment at the end of February 2024. The equipment will help staff identify underground main lines and irrigation leaks. We will receive a water credit of \$1,500 from the City of Scottsdale once we complete installation of all 66 valves, two (2) smart controllers, one (1) master valve and one(1) flow valve. We hope to reduce water usage by at least 20% in 2024. We reduced water usage in 2023 by 8% from 2022. Other Gainey Ranch communities have experienced similar or additional water usage reductions.
- Miscellaneous Items – Currently there are seven (7) Units on the market at this time.

B. Architectural Applications Processed:

The Board has reviewed and approved seven (7) Architectural Applications in February: three (3) for Unit remodeling, two (2) for new awnings; one (1) for installation of rear patio security cameras, and one (1) for garage door replacement due to structural damage.

Adjournment - Being no further business on the agenda, the meeting was officially adjourned at 3:20 pm.

Submitted by: Claudette Muller, Board President

Next Board Meeting: Location, date, and time will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.