

**7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**January 25, 2024 @ 3:00 p.m.**

A Board of Directors of 7400 Condominium Association business meeting was held using Zoom meeting software and teleconference equipment. A 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: - Jill Townsend, Joni Knutson, Jill Galinsky and Valerie Frysinger. Owners in attendance Jeff Elkow, Tom Bird, James Nagaoka and Jamie Low. A quorum was declared, and the meeting called to order at 3:00 p.m.

**Approval of December Board Meeting Minutes**

The December 7, 2023 Board meeting minutes were approved unanimously.

**Board Vacancy Appointment**

The Board voted unanimously to appoint Jamie Low to the Board. Her term ends with the Annual Meeting, March 6, 2024.

**Treasurer's Report**

	November	December
Operating Cash	\$11,117.28	\$4,262.85
Reserve Funds	\$131,341.76	\$131,577.29
PTD Variance	\$4,297) Deficit	\$1,896.00 surplus
YTD Variance	(\$18,570) Deficit*	(\$16,239.00) deficit

Notable items for the year:

Reserve projects had \$51,215 budgeted and only spent \$13,500 however there is work in progress that carries over to 2024.

Over budget on G&A mostly due to legal overage of \$3,853.

Over budget on Repairs and Maintenance by \$7,746 for Buildings and Pool

Over budget on Landscaping \$7,189 in part due to the summer drought.

Costs that were not Board approved were noted in our December financials. Last March, the Board requested Heather get Board approval for any cost over \$500. This request hasn't been followed.

7400 earned \$3,750 from enhancement fees from 3 closings in 2023 and \$2,167 interest income earned primarily on Reserves.

**Landscape Committee Report**

Grass conversion - City of Scottsdale rebate application was complete Jan 11, and is now before the Planning Council for approval which could take 8 weeks.

Irrigation equipment replacement ongoing. 2 smart controllers will be provided at no cost.

**Pool Committee Report**

North Pool Spa- We hired a contractor to look for any leaks, Rick noticed small hairline cracks. Spa was drained and cracks filled with water resistant sealant for precaution. This is being done through our Allocation. Should be completed tomorrow.

### **Risk Management/ Standards and Rules and ARC Committee**

Heather has not yet implemented a program for the fire sprinkler inspections.

### **ARC Committee**

105 will be sent a notice regarding trip hazard on the porch slab. 113 will be sent a notice to repair front door jamb and to install a gutter to control water runoff.

127 revised their application for a front door replacement. Still in process.

104 water damage claim filed on GRCA insurance due to being caused by negligence by GRCA. GRCA is responsible for maintaining satellite common areas per CCR's.

### **Building Maintenance**

1. Garage doors paint repair. Joni had a walk-around with Victor as some owners said there were small bubbling on 6 of the garage doors. Possibly 2 additional doors to be done: 142 has a dent that could be caused by owner or could be a bubble. 242 has some fading on the bottom. The price of \$6,072 divided by 30 doors = \$202.40 per door. Victor can do the additional two for \$202.40 per door if we want. Board approved to go ahead with the extra 2 doors. Joni will contact Victor. Joni will also follow up with David and Heather about the down payment for the painting.

2. Renco Roof Cleaning and mortar ball repair, no date from Heather yet. January roof cleaning was requested in November.

3. PRV test completed. Heather will be sending out notices to 18 homeowners and will coordinate repairs with plumbers at homeowners' expense.

4. Deck inspections for townhouses and a few second story units will take place in February, Heather will send out a notice.

5. Crack and slurry seal notice went out to homeowners.

6. Concrete contractor was out to bid on repairs. It was decided cul-de-sac 2 had the most issues and would be done first. Also have requested Heather to find a paver contractor to evaluate and provide bids on maintenance and installation.

### **New Business**

Insurance – Board voted unanimously to have Jamie Low look into putting 7400 policies out to bid beginning March 1 and to change brokerage/agent to address the conflict of interest resulting from GRCA and 7400 sharing the same broker.

### **Owners Comments**

James wanted to confirm the guest parking area at the top of cul-de-sac 3 was included in the crack and slurry. Jill T. said she would confirm with Heather.

**Meeting was adjourned at – 3:45p.m.**

**Next Board Meeting February 8 at 3:00pm at the Estate Club.**