

7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 4, 2024 @ 11:00 a.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: - Jamie Low, Jill Townsend, Joni Knutson and Jill Galinsky. Dwight Baldwin, Jay Varty, Jeff Elkow, Sari and David Kramer and James Nagaoka were the owners in attendance.

A quorum was declared, and the meeting called to order at 11:00 a.m.

Approval of January Board Meeting Minutes

The January 25th Board meeting minutes were approved unanimously.

Election of new President of the Board:

A motion was made and there was unanimous approval of Jamie Low as President.

Treasurer's Report

Operating Cash	\$21,617.72
Reserve Funds	\$141,291.15
PTD Variance Surplus	\$1,052.00
YTD Variance	\$1,052.00

3 invoices were discussed that we are unclear as to where they stand. Jamie will discuss further with Jim Funk regarding a reimbursement on the irrigation portion of one invoice. This led to a discussion on a Board Approval Policy for internal controls of expenses. Jamie will review Golf Villas 3 policy as an idea to adopt how to handle expenditures with maintenance. A vote would need to happen to adopt any policy.

Landscape Committee and Reserve Projects Update

Still awaiting update on Grass Conversion Start date.

Fertilizing of overseeded areas took place, weeding should begin this week.

No other landscaping issues currently.

Pool Committee Report

North Pool Motor failed and was replaced for approximately \$300. All other components currently seem to be working well. Pool tiles were cleaned. An issue raised about expense of pool tile maintenance which is outsourced. It is an example of a large expense that have never been sent out to bid. This may be rectified with a Board Approval Policy.

Risk Management/ Standards and Building Maintenance

Irrigation valve replacement project was completed.

Small and Medium deck inspections took place we are awaiting the report from Heather.

Crack and Slurry Seal completed, they will be back out in a few weeks to smooth out.

Renco roof cleaning completed, should receive report in about 1 month.

Cracked mortar balls – waiting on an estimate from Renco.

Paver cleaning and seal – waiting for Heather to provide bids.

Fire Sprinkler Maintenance Program – Jamie will remind Heather we are looking to roll this out.

Standards and Rules – Jamie wants to work with a committee to update ours. Deadline for completion May 1.

Garage Door – Jamie will ask Heather to insure Envision finishes the job we paid for. After that discuss with Envision warranty enforcement or a reimbursement of the \$6072 if they will not hold up the warranty. Jamie will ask Heather about finding a factory painted garage door to provide as an option to

homeowners. Additional garage door replacement options would be provided should a homeowner wish to replace their own door and repaint at their own cost.

Concrete Repair – 2 bids in consideration for repair in cul-de-sac 2. Trying to get both to be exact same scope of work. We hope to have a vote soon to finalize.

ARC Committee

No news.

New Business

March 21 @ 4pm 7400 block party at the north end of cul-de-sac 3. Jamie will ask Monika to send out an email.

Jamie has asked Scott Shirley to put our insurance policies out to market.

Owners Comments

Jay Varty mentioned we should create a standardized repair policy, GRCA create a broad policy. Dwight asked about renovation companies.

Meeting was adjourned at 12:36 p.m.

Next Annual General Board Meeting at 5:00pm at the Estate Club on **March 6th**. The Zoom meeting credentials, and the Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.