

The Pavilions

Board Meeting: January 17, 2024

Call to Order: The meeting was called to order 11:00 AM by the Board President, Mark Schafer. Board members Annie Gildner and Alan Nathan attended the meeting in person and Board members Melissa Wagner and Rich Vogel attended the meeting via Zoom. There were four homeowners present at the meeting and an additional seven Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on January 12 at 6:43 AM and was also posted at the two mailboxes on January 13. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the regular Board meeting minutes of November 16, 2023, which were previously distributed and reviewed by the Board. Annie seconded the motion, and it was approved. Alan made a second motion to approve the emergency Board meeting minutes of November 29, 2023. Annie seconded the motion, and it was approved. Both sets of minutes will be available on the GRCA website tomorrow.

Budget Update (Alan): For the operating budget, revenues at the end of November were \$126 over budget and our operating expenses were \$3,221 over budget. Therefore, the operating budget at the end of November had a deficit of \$3,095. The operating deficit is mainly due to excess spending for plants, trees, and shrubs.

The balance of our loan at the end of November was \$809,541, a decrease of \$5,058 from October. Our reserve balance at the end of November was \$797,086, an increase of \$12,482 from October.

The Pavilions monthly assessment did not increase in 2024 and remains the same as it was in 2023. However, GRCA raised its monthly assessment by \$23 per month per unit. A Board discussion followed because the Board was unhappy that a letter had been sent to homeowners from the GRCA administration. The letter stated that it was from the Pavilions Board even though the Board had not approved or had even seen the letter before it was mailed.

Landscape Update (Melissa): Yesterday there was a landscape walk around with Heather. Trees and shrubs that are dead or dying were flagged to be removed. The bougainvillea plants at the front of the pool may have to be replaced with plants that will thrive better in that location. In three or four weeks, bids will be requested for gravel replacement and artificial turf installation. Those projects should begin in March. Small grassy areas are going to be converted to artificial turf but the area around the lagoon will remain as is.

Pool and Lagoon (Annie): Heather reported that the pool was inspected and that all repairs have been completed.

Gnats and mosquitoes are a seasonal problem and are not currently an issue. A company by the name of Hurricane Aquatics tests the lagoon water monthly and adds chemicals to the water to control pests.

Mark mentioned that the water report showed that we had a 26% decrease in water consumption between 2022 and 2023.

Architectural Applications Update (Alan): Since our last meeting, one architectural application has been received. The application met our Standards and was approved:

Unit 33: approval was given to install a new awning

Old Business: Mark made a motion that gold finish locksets that don't meet our standards be changed within six months after the Standards and Rules have been updated and approved. The motion was seconded by Annie and approved unanimously.

The lagoon wall behind Units 133 and 134 has deteriorated and must be repaired. Mark made a motion to have the HOA pay for the repair during the painting project. The motion was seconded by Alan and unanimously approved by the Board.

There are four buildings left that have to be painted. The project should be completed in about two weeks, weather permitting. The contingency fund will probably end up over budget due to unexpected carpentry work that was necessary. The Board hopes that this deficit will be made up by lower-than-expected bids for stones and artificial turf.

If any homeowner notices any problems with the painting at their unit that should be checked, they should email Denise Burdette at dburdette@gaineyranchca.com

There are two amendments to the CC&Rs that were approved years ago but never updated on our website. Mark will follow up to see that the website is updated to include these amendments.

Mark suggested that our Standards and Rules should be reviewed and updated if necessary. He asked each Board member to read our current Standards and send comments to Annie, who volunteered to coordinate this project. It is hoped to have the Standards updated by our annual meeting on March 19.

New Business: On January 30 at 5:00 PM, a candidates' forum will be held at the Estate Club to meet the six GRCA candidates who are running for the Master Board

Four vacancies will have to be filled on The Pavilions Board at the annual meeting. Three positions are due to the normal rotation and the fourth position will have to be filled due to a resignation. The Board discussed its dissatisfaction with the timing of the administration's request for candidates to declare their intention to run and also their dissatisfaction with the short time allotted for the issuance of ballots for the election.

Because there are too many instances of owners not following our Standards and Rules, Mark made a motion to have semi-annual inspections of the development with the Master Architectural Coordinator to identify any violations. This will allow us to be proactive. The motion was seconded and approved.

A discussion was held concerning the unbalanced satellite relationship with the GRCA administration. The consensus was that the satellites should not be in a subservient position in lieu of the financial contributions made to management.

Homeowner remarks: A comment was made about the painting and several comments were made in support of the Board's position regarding the satellite/administration relationship.

If any homeowner has a Maintenance issue (landscaping or physical structure), an email should be sent to Denise Burdette at dburdette@gaineyranchca.com

There being no further business on the agenda or comments from homeowners, the meeting was adjourned at 12:07 PM.

The next regular Board meeting will be held on Wednesday, February 21, 2024, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary