

The Pavilions

Board Meeting: February 21, 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 member Melissa Wagner attended the meeting via Zoom. Board member Rich Vogel did not attend. There were six homeowners present at the meeting and an additional four Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on February 17 at 4:30 PM and was also previously posted at the two mailboxes. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the regular Board meeting minutes of January 17, 2024, which were previously distributed and reviewed by the Board. Annie seconded the motion, and it was approved. These minutes will be available on the GRCA website tomorrow.

Budget Update (Alan): For the operating budget, revenues at the end of 2023 were \$138 over budget and our operating expenses were \$193 under budget. Therefore, the operating budget at the end of 2023 had a surplus of \$331. This is the second year in a row that we ended the fiscal year with a budget surplus.

The balance of our loan at the end of 2023 was \$804,329, a decrease of \$5,212 from November. Our reserve balance at the end of 2023 was \$689,570, a decrease of \$107,516 from November. There was a decrease in the reserve balance from the previous month because a payment of \$120,000 was made to the painting contractor in December.

Landscape Update (Melissa): Yesterday there was a landscape walk around with Heather in preparation for planning to replace the gravel. Maintenance will soon be soliciting bids for the gravel replacement project.

Mark talked about a tree removal and replacement program, specifically targeting the trees between the driveways that are messy. Next Thursday there is a meeting scheduled with an arborist to get ideas about alternative trees.

Pool and Lagoon (Annie): Annie is going to talk to Rick about making sure that the lagoon filters are being cleaned on a regular basis.

Mark is going to talk to Heather about lowering the lagoon about six inches so that the painters will access to the lower edge of the lagoon wall.

Exterior Painting (Mark): The painting of the buildings has been substantially completed. Two walk arounds with Dunn-Edwards, Heather, Rick, the painting contractor, and Board members have been held. The final walk around will be held on March 7. If owners see any deficiencies after this third inspection, they should notify Denise in Maintenance.

Next week, the installation of new overhead garage lights should begin. This is part of the painting contract.

Architectural Applications Update (Alan): Since our last meeting, two architectural applications have been received. The applications met our Standards and were approved:

Unit 15: approval was given to replace the fireplace in the master bedroom with an electric fireplace and shelving

Unit 93: approval was given to replace the carpeting, to remove base boards, to remove travertine on the first floor and replace with engineered wood flooring, to replace all toilets, to paint the interior, and to remove two fireplaces

Old Business: Our Standards and Rules have been updated. The committee was chaired by Annie, who was commended by the Board for all of her tireless efforts. Alan made the motion and Mark seconded it to approve the update. The motion passed unanimously, and it will now be forwarded to the MAC for their approval. The Standards and Rules are meant to be a guide for residents to follow.

New Business: The GRCA website is being updated and it should be ready by the end of February or early March.

Homeowners should make note of the following dates:

February 28: GRCA annual meeting

March 11: Rescheduled Pavilions March Board Meeting

March 19: Pavilions annual meeting

Homeowner remarks: Comments were made concerning replacing the tree in the south cul-de-sac, damage to a screen caused by the painters, tree replacements, and noise from users of the pool at night. A homeowner also commented on how good the buildings look after being painted.

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 11:40 AM.

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

Minutes submitted by Alan Nathan, Board Secretary