

The Pavilions

Board Meeting: November 16, 2023

Call to Order: The meeting was called to order at 4:00 PM by the Board President, Mark Schafer. Board members Annie Gildner and Alan Nathan attended the meeting in person. Board member Rich Vogel did not attend. There were ten homeowners present at the meeting and seven Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on November 14 at 8:34 AM and was also posted at the mailboxes on November 13. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes from October 18, 2023, which were previously distributed and reviewed by the Board. The motion was seconded by Annie and approved. These minutes will be available on the GRCA website tomorrow.

Budget Update (Alan): For the operating budget, revenues at the end of October were \$128 over budget and our operating expenses were \$1,529 over budget. Therefore, the operating budget at the end of October had a deficit of \$1,401. This operating deficit is mainly due to excess spending for plants, trees, and shrubs. The balance of our loan at the end of October was \$814,599 and our reserve balance at the end of October was \$784,604.

This past spring, our homeowners approved by an overwhelming majority an increase in the enhancement fee from \$500 to \$1,500. This fee is paid by either the purchaser or the transferee. However, due to a conflict in interpreting our declaration, we were later told that the vote did not meet a certain requirement.

After some recent research, the GRCA attorney has now determined that all requirements were met and that the vote to increase the enhancement fee was indeed originally approved. An amendment to the declaration is now being filed with Maricopa County and the change will become effective on January 1, 2024.

Landscape Update (Mark): Maintenance is going to do a third round of seeding because there are still some bare spots where grass should be growing. They are also in the process of replacing 125 plants. The geraniums at the entrance to the Pavilions are not doing as well as they are in other areas of Gainey Ranch. Maintenance is going to deadhead them in the hope of getting more blooms. The Board had previously voted to remove two eucalyptus trees along the ring road that were damaging pony walls. One of the trees has been removed and the second one is scheduled to be removed in the near future.

Pool and Lagoon (Annie): One of the lagoon fountain pumps has been replaced. Several residents have mentioned that the pebble tec in the pool seems to be faulty. Since it is still under warranty, a meeting with Rick and Heather and the contractor should be scheduled as soon as possible. Annie is going to follow up a resident complaint about gnats in the lagoon area.

Architectural Applications Update (Alan): Since our last meeting, no architectural applications have been received by the Board.

Old Business: The painting project is a little more than half completed. There will be a break for the Thanksgiving and Christmas/New Year holidays. The job should be completed by the end of January. None of the buildings have been inspected yet, but that process will be forthcoming. The contractor will not be paid anything until buildings have passed inspection.

Changing the exterior lock set finishes that do not meet our Standards was tabled at the September meeting due to a tie vote on how to proceed. This issue will be revisited at a future Board meeting.

The lagoon wall along Units 133/134 has deteriorated and needs to be repaired. The contractor had originally quoted a price of \$7,650. A second quote was submitted for \$5,900, which does not include the band which runs horizontally along the wall. Mark made a motion to repair the wall for \$5,900, which eliminates the band. The motion was seconded by Alan and approved by the Board.

New Business: Melissa Wagner has submitted her bio to the Board to be considered as a candidate to fill the vacancy, which was created by the resignation of Hass Tebelmann. Mark made a motion to appoint Melissa to the Board. Annie seconded the motion, and it was approved. Melissa agreed to replace Mark as head of the landscape committee.

Several amendments that were approved and recorded 14 years ago have never been posted to our website. Administration will be asked to take care of this. There have also been some changes to our Standards and Rules, which have also not been posted. The Board is going to meet to review our Standards to bring them up to date.

New unit signage was not approved as part of the painting project, but there may be a way to update the signage without removing the old signage. The Board may want to consider taking this approach at a future meeting.

There will be four vacancies on the Board next year. In early January, a request will be made to have interested homeowners submit a bio to be sent out along with a ballot.

An emergency Board meeting will be held on Wednesday, November 29, at 11:00 AM, to discuss and approve a 2024 budget for the Pavilions.

Alan made a motion to cancel the December Board meeting. The motion was seconded by Mark and approved by the Board.

Homeowner Comments: Homeowners asked about the enhancement fee, painting the entrance signs, the damaged lagoon wall bands, and stucco wall cracks.

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 by the Board president at 4:42 PM.

The next regular Board meeting will be held on Wednesday, January 17, 2024, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary