

The Pavilions

Board Meeting: February 15, 2023

Call to Order: The meeting was called to order at 11:01 AM by the Board President, Hass Tebelmann. Board members Alan Nathan, Mark Schafer, and Rich Vogel also attended the meeting in person. There were six homeowners present at the meeting and six Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Thursday, February 9, and was also posted at the mailboxes, which met the requirement of a 48-hour notice.

Approval of Minutes: Alan made a motion to approve the minutes of the January 18, 2023, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and passed.

Budget Update (Alan): Revenues at the end of 2022 were \$162 over budget and our operating expenses were \$4,654 under budget. The budget surplus at the end of 2022 was \$4,816. At the end of 2021, our budget deficit was \$4,970, an improvement of \$9,786. Our largest item over budget in 2022 was for water. The good news is that our January 2023 water usage was 47% lower than our January 2022 usage. The balance of our loan for roofs at the end of 2022 was \$130,710. This loan was reduced by \$44,360 during 2022. Our reserve balance at the end of 2022 was \$145,492.

Landscape Update (Mark): Since our last Board meeting, GRCA removed the grass between the sidewalk and the ring road behind the Pavilions and replaced it with granite. At last month's meeting, a motion was approved to spend no more than \$5,000 to remove additional sod and stone between the sidewalk and the rear of the buildings. However, due to the complexity of the original work, there was no time left after the value-added work was completed. Mark made a motion to have this work done in June under our 2023 value-added allotment. The motion was seconded by Alan and approved by the Board. Alan mentioned that there is an area behind Unit 73 that is 179 feet long with only a single tree growing. He suggested purchasing two or three boulders to break up the space and to make it more aesthetically pleasing.

The smart controllers have arrived, and they are currently being installed in Gainey Ranch. Our controllers should be installed next week. These smart controllers will enable the irrigation system to be shut down on rainy days by just using a cellphone. Water pressure will also improve with the new controllers.

Eco Verde has signed the contract and they should begin working on irrigation control valves, drip irrigation, and deep root irrigation in the next several weeks.

The bougainvillea plants at the pool entrance have been removed for a second time. The plan is to replace them with 15-gallon plants instead of 5-gallon plants. Older mature plants should do better in that location.

The Maintenance Department was commended for reacting quickly to resent issues regarding irrigation and shrubs.

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

Unit 10: Approval was given to replace a furnace.

Old Business: The anticipated target date to begin painting the buildings is October 2023. The Painting Committee has recommended two color schemes to the Board. This information will be posted at the mailbox notice boards. Any questions, concerns, or comments should be emailed to Hass before our next Board meeting. If any homeowners are planning to make any changes to their unit, they should consider doing the work before October. A new address plate with an LED light has been chosen, but light fixtures for the buildings still have not.

All decks will be inspected during 2023. Each quarter, the decks of ten buildings will be done. If any decks need to be repaired, the homeowner will be contacted by Maintenance. Owners will then have 30 days to make the repairs, a 30-notice, and then if nothing is done, the repairs will be completed and the homeowner charged for the work.

The vote to increase the enhancement fee from \$500 to \$1,500 on the sale of a unit has been sent to owners.

New Business: Our annual meeting will be held on March 14 and our monthly Board meeting will be held on March 15. If anyone is interested in running for a Board position, they should submit their name to Administration.

Homeowner Comments: Homeowner comments were made concerning pool entrance landscaping, the enhancement fee ballot, rock replacement schedule, painting the buildings, roof leaks, repair work, tree roots, City of Scottsdale sod removal rebate, rock colors, irrigation, overseeding, water usage, and artificial turf.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:17 PM.

The next regular Board meeting will be held on Wednesday, March 15, 2023, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary