

The Pavilions

Special Board Meeting: March 19, 2024

Call to Order: The meeting was called to order at 5:38 PM 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. Mark welcomed new member Dan Murphy to the Board. There were nine 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 March 13 and was also posted at the two mailboxes on March 15. The requirement of a 48-hour notice was met.

Board Reorganization: Alan made a motion to elect Mark as president, Dan as vice president, Alan as secretary, Annie as treasurer, and Melissa as member-at-large. The motion was seconded by Mark and was unanimously approved.

Committee Positions: Mark made a motion to appoint Dan as the member to review and approval architectural applications in conjunction with Sheryl Wissmann in the GRCA office, Annie to oversee the pool and lagoon with help from Alan, and Mark to oversee landscaping with support from Alan and Melissa. The motion was seconded by Dan and approved unanimously.

Stone Replacement: Maintenance received two bids for replacing the current stones in all areas of The Pavilions. One bid was for \$122,000 and a second bid was for \$165,000. We budgeted \$125,00 for the work, but the bids did not include the cost of the stones which will be purchased directly by GRCA because they got a very good price of \$29 per ton. On May 1, the cost will increase to \$49 per ton. It has been estimated that we will need 500 tons of one inch stone. We are also considering placing about 40 boulders of various sizes to enhance the landscaping. The boulders would be placed in clusters of three at locations still to be determined. Mark made a motion to accept the low bid of \$122,000 from Platinum Landscaping. Alan seconded the motion, which was approved by a vote of 4 to 1. Platinum will be able begin the work on April 1 and should complete the project in approximately four weeks. Maintenance has identified 60 locations where shrubs will be replaced and they will stay ahead of the stone replacement.

Grass Removal: The replacement of grass started in January 2022. At that time, Mark met with the City of Scottsdale about their grass replacement rebate program. The rebates apply when natural grass is replaced with artificial turf. It is an incentive program to reduce water consumption. In 2021, The Pavilions used over 8.2 million gallons of water. At that time, the City offered a 25% rebate of the cost to make the changes. This year, the rebate has increased to 50%. Our budget for artificial turf is \$162,000 to replace 15,000 square feet of natural grass. The deadline for applying for the rebate is March 31 and our application has already been submitted.

Tree Replacement: The trees to be chosen as replacements will need MAC approval. Board members met with the Gainey arborist and identified about 28 trees that were either dying or were a safety issue. In a few instances, Maintenance and the arborist felt that certain areas were over planted and that a tree could be replaced with a few shrubs. The season for planting new trees is Fall after the hot summer temperatures have moderated. Any stumps that are currently visible will be grinded to below ground level. All orphan emitters will be cut and capped.

There being no further business on the agenda, the meeting was adjourned at 6:23 PM.

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

Minutes submitted by Alan Nathan, Board Secretary