

**MINUTES OF THE ANNUAL MEETING  
ARROYO VISTA AT GAINNEY RANCH  
FEBRUARY 6, 2023**

**Board Members Present**

Doug Phares  
Caroline Herold  
Don Heilik

**Others Present**

David Merrill

Doug Phares opened the meeting and confirmed the quorum was met with Monika.

Doug discussed the minutes of the 2022 meeting and asked for a motion and 2<sup>nd</sup>. The minutes were approved as written.

Don Hendrik addressed the financials. Arroyo Vista was under budget for 2022 while continuing to adequately fund the reserves.

Doug then addressed the following improvements to the community.

- Changed flower beds to landscape plantings for more consistent look year-round.
- Landscape granite refresh in area of the community.
- Landscape granite refresh was completed by GRCA maintenance along the front at the Arroyo Vista entrance.
- The replacement of 125 plants throughout the community
- Removal of 25 beetle infested Texas Ebony and Oak trees with Arcacia Rio Salado trees.
- Lost some plants outside of the Arroyo gates and replaced with fewer plants.
- Landscape lighting was discussed and will continue to be a focus.
- Discussion of repair of Arroyo Vista wall facing the golf courses, metal fence repair and painting.
- Increase in monthly dues of \$14 per member per month for long term expense for the Arroyo Visat Road.

The current Directors will remain on the board for 2023.

Doug requested management give a GRCA update for 2022.

The GRCA financials were over budget by \$16,000 for 2022.

The enhancement capital fee generated \$470k with 85 properties sold.

To ensure the loan commitment was met in 2023, the capital fund balance was maintained at \$300k to cover loan payment in 2023 in anticipation of a housing market slowdown.

To date 2023 has had fewer sales compared to previous years. Currently 12 sales with a normal of 22. Once the loan commitment is met the capital fund priority is to continue improvements on the Ranch. The administration building remodel remains under review.

As of January 1, 2023, the reserve balance of \$250,000.

Estate Club construction – The Estate Club entry asphalt was rejected by management. Gcon will repair it prior to the release of contingency funds. Continuing to improve the facility as more members use the Club.

Management implemented Dorking security access systems in 2010, fourteen years ago. Since that time technology has improved. Security Director Mike Anderson will attend the Las Vegas security technology trade show to study new equipment and opportunities for access and camera systems. The maintenance department has had a labor shortage for 2 years in a row. The staff shortage has resulted in all communities receiving funds back to their budget.

Scott Williams the Director of Maintenance retired in December 2023. Heather Anderson was promoted to the Director of Maintenance position. Overall maintenance is going to have fewer staff positions with more responsibilities and higher wages.

The City of Scottsdale requested all communities to consider less overseed to conserve water in the fall 2022. Management working with satellite communities reduced overseed for 2022/23. There were successes and failures in this effort. Landscape management attended the trade show in Las Vegas for irrigation. Maintenance is implementing smart valves controls to detect leaks and shut off water during rain.

The meeting adjourned at 6:15pm