

The Legend at Gainey Ranch Board of Directors meeting

May 21, 2024

Participants: Carol Richardson (president), John Conderman, Don Zumwalt (secretary), Kurt Woetzel (treasurer), Judy Orent, Rick Brown, Jim Boyle (vice-president)

Location: Legend Lot #23

- I. The meeting was called to order at 2:00 pm
- II. Minutes from prior meeting of 3/19/24 were approved.
- III. Financial report (Kurt): Operating cash is at \$39,661, roughly 2.5X monthly expenses. Cash reserves are \$141,000, lower than previous due to use of some reserves for the front entrance landscaping project. The electricity bill is down, but water and gas bills are higher (see below).
- IV. Architectural (John)
 - a. #11 paint
 - b. #47 landscape courtyard and back yard
 - c. #43 paint
 - d. #44 paint
 - e. #15 remodel and enlarging front courtyard
 - i. The courtyard project has received conceptual approval only. We are awaiting further submissions from the homeowner.
 - f. #9 paint
 - g. #49 paint
- V. Social committee (Judy): The fall social at the pool will be held on Sunday November 3, 2024, from 4-6 pm.
- VI. Excessive water use (Jim): As noted above, water use continues to be high despite the new desert landscaping at the front entrance. An

irrigation valve was discovered to be leaking and was replaced yesterday. Also, the automatic filler valve at the pool was discovered to be running constantly, suggesting a leak from the pool structure itself and/or the plumbing. The board agreed to engage a qualified leak detection service for further evaluation.

VII. Pool maintenance (Don): The pool committee met with a representative from Swimming Pool Service and Repair (SPSR) regarding cleaning calcium deposits from the pool and spa tile and also touching up the grout and silicone top joint. A proposal was submitted for \$2,148.00. The board approved moving ahead with this project.

VIII. Entrance call box update (Carol): Several board members met with a representative from DoorKing last month to learn more about their new cellular entrance system that will be introduced later this year. Although it appeared to be a promising solution for our entrance communications, it has since been discovered that the DoorKing product is not compatible with IOS devices (Apple). LiftMaster manufactures a similar product, but any decision about moving away from DoorKing to a different company needs to involve other Gainey sub-communities and Gainey security.

IX. Roads (Don): The asphalt in the Legend has not had any maintenance for several years and has developed widespread cracking as well as degradation in areas that do not drain well. We obtained two proposals for addressing these repairs that were very close in price. After discussion, the board approved contracting with Roadrunner Paving for cutting out and replacing areas of damaged asphalt and then applying a seal coat to the entire surface within the Legend. Total cost for this project is \$16,294, to be paid from reserves. We intend to have this work performed in September

X. New Business

- a. Parking and street use by children (Carol): There have been complaints regarding congestion near the rear exit to the Legend due to construction vehicles. Speeding vehicles have also been noted on the loop road as well as within the Legend itself, where several residents have had grandchildren visiting. Carol will

request that Mike Anderson send an email to all Legend homeowners addressing these issues.

- b. New resident- #10 Richard Saldivar
- c. Garage doors and sconces (John): John has discussed with Cheryl Wissman regarding the option of allowing windows in the Legend garage doors, as well as updating the sconces that are mounted to the exterior walls of all Legend homes. There are no master HOA regulations that prohibit either change; it is entirely up to the homeowners. This will be a topic for further discussion.

XI. Next meeting: September 17, 2024

XII. The meeting was adjourned at 2:52 pm.

Respectfully submitted by Don Zumwalt (secretary)