

The Legend at Gainey Ranch Board of Directors meeting

January 16, 2024

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

Absent: Richard Brown

Location: Legend #52

- I. The meeting was called to order at 2:03 pm
- II. Meeting minutes of 10/17/23 were approved.
- III. Financials (Kurt): December financial statements have not been released yet by the GRCA accountant. Kurt pointed out that the 2024 Legend budget is based on reduced electricity and water expenses anticipated from our front entrance project, and this could become an issue if the start of the project is delayed further.
- IV. Architectural (John): The following projects were approved:
 - a. #22 paint
 - b. #17 retractable awning
 - c. #36 paint and backyard landscaping project
 - d. #2 roof
 - e. #19 awning replacement
 - f. #11 replace artificial turf
 - g. #52 pergola
 - h. #13 artificial turf
 - i. #42 paint (Dolphin Tales)
 - j. #47 solar panels
 - k. #25 roof (underlayment only)
- V. Social Committee (Judy): Spring party is scheduled for Sunday March 24 from 4-6 pm. Barbara Fivush (#31) has kindly agreed to assist Judy in planning the event.
- VI. Legend entrance landscape project (Carol):
 - a. The contract has been signed and initial payment (1/3 of the total) has been made. Demolition is tentatively scheduled to start around the middle of February.

- b. It was agreed that the fountains and lawn sprinklers will be shut off on February 1, assuming that the demolition is on schedule for the middle of the month. If there is a delay, this date will be re-evaluated. Once water is shut off, Gainey Maintenance will remove the pumps.
 - c. Front gate communications: Per Mike Anderson, the DoorKing wireless communication solution has not yet been released by the company. To take advantage of the device's full functionality (e.g. video capability), WiFi will need to be installed at our entrance. Mike is exploring our WiFi options.
- VII. Board nominations for two directors: Terms for two current directors (Don Zumwalt and Kurt Woetzel) are expiring in March. Both have indicated that they are willing to run for re-election and have been nominated. In addition, Carol will send out an email to solicit further nominations from the community.
- VIII. New Legend residents
- a. #2 Kathy and Henry Lombardi
 - b. #8 Cyrus Afshari (this unit will be sold after re-model is complete)
 - c. #15 Melissa and John Ruth
 - d. #31 Barbara Fivush and David Berliner
 - e. #47 Kris and Thomas Behan
 - f. #22 set to close on 1/31
- IX. New business:
- a. It was pointed out that the steel fences bordering the golf course that were replaced only two-three years ago are now rusting. Only one coat of electrostatic paint was applied. Kurt will review the contract covering this work and discuss further with the contractor, Cyrus Afshari.
 - b. Judy expressed interest in developing a list of preferred local contractors that homeowners have utilized, in an effort to assist our new Legend residents. Gainey Maintenance apparently has developed such a list, which is available upon request. After discussion, it was felt that the Legend board should not maintain a separate list of contractors.
 - c. The board will be sending out an informational email soon. Topics will include the starting date for front entrance construction, nominations for the board, spring pool party in March, volunteers for the social committee, and a reminder of our regular Thursday evening Happy Hour at the pool.
- X. The meeting was adjourned at 3:01 pm

Respectfully submitted by Don Zumwalt (secretary)