

## The Legend at Gainey Ranch Board of Directors meeting

October 17, 2023

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

Absent: John Conderman

Location: Legend #23

I. The meeting was called to order at 2:05 pm

II. Meeting minutes of 5/26/23 were approved.

III. Financial report (Kurt): Operating cash is at \$53,211 which is 3.5X monthly expense rate. We are at or under budget for our expenses except natural gas (for pool heating). At year end we may wish to transfer \$20,000 operating cash into reserves. Total reserves are now at \$115,000.

IV. Architectural (Carol):

A. #8 paint, windows, front door

B. #21 approve preliminary app for second floor addition

C. #31 front door paint

D. #42 MBR window to glass sliders (paint color still undecided)

E. #10 backyard tree removal

F. #54 tree replacement in front yard (Carol): It was again restated that the Legend standard is that trees needing replacement will be 24-inch boxes. If a homeowner desires a 36-inch tree, he or she will be responsible for the difference in price.

G. #47 solar panels

H. #25 reroofing (using existing roofing tiles)

V. Social Committee (Judy):

A. The welcome back party is scheduled for 11/5 from 4-6 pm at the Legend pool.

B. Holiday decorations for front: It was agreed that the holiday wreaths we have used to decorate the entrance gates will again be placed, with gold ribbons replacing the red ribbons of previous years.

VI. Pool Committee (Jim/Don):

- A. The broken chaise lounge has been repaired. We will be charged only for pick-up and delivery.
- B. Replacement vinyl sleeves for the stair railings have been ordered.

VII. Discussion items:

A. Front entrance design and rendering:

- 1. Carol has arranged to have a copy of the front entrance plans and a poster-sized rendering for our residents to peruse at the Welcome back party on Nov. 5.
- 2. Landscape plan will be presented for approval at the GRCA master architectural committee meeting on Oct. 26
- 3. The front entrance call box will be replaced with the latest DoorKing system early next year, which should improve the reliability of visitor communications.

B. Special assessment:

- 1. The board voted to accept the latest landscape proposal from High Desert Designs. The total project price is \$144,855. There may be some rebate for grass removal from the City of Scottsdale, possibly as much as \$29,000, but this is typically given as a credit towards future water bills. It was decided that the special assessment amount for this project should be \$2500.00 per lot.
- 2. Ballots and voting for the special assessment will be handled by GRCA. If the special assessment passes, GRCA will be responsible for collections.
- 3. At the homeowner's meeting on November 14 to discuss the project, we should have ballots available to allow homeowners to vote on the spot. This will require a GRCA representative to be present. It was agreed that the meeting, if possible, should be available on Zoom for those homeowners unable to be present in person.

VIII. New Business (Carol): There are a few homeowners that refuse to allow GRCA maintenance to trim shrubs or maintain the landscaping in their front yards. Per Legend CC&Rs, GRCA "shall be responsible for landscape maintenance of the lots" except for any area behind a gate or wall. The board agrees that Gainey maintenance should be maintaining everyone's lot, with no exceptions.

IX. The meeting was adjourned at 3:27 pm

Respectfully submitted by Don Zumwalt (secretary)