

7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
April 8, 2024 @ 3:00 p.m.

A Board of Directors of 7400 Condominium Association special meeting was held. A Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time in accordance with the Arizona Open Meeting Law.

Board Members in attendance: - Jamie Low, Jill Townsend, Joni Knutson, Jeff Elkow and Jill Galinsky. Jay Varty, Ann Steiner and Mike Low were the owners in attendance.

A quorum was declared, and the meeting called to order at 3:00 p.m.

There was much discussion regarding Beth Mulcahy's opinion on questions we raised seeking clarification on our CCRs. The Board discussed needing to move forward with required maintenance. It was agreed we do not need to make a global decision on how to proceed for all future projects at this time. There is much more discussion needed on whether we should add an addendum to our CCRs outlining more clearly what homeowners and 7400 is responsible for if we based such interpretation on Beth Mulcahy's opinion.

It was discussed that there was also an opinion completed in 1995 from Dyekman, Meda & Curtis that reviewed our CCRs to specifically determine responsibilities within 7400. Jamie will forward this to all. This opinion was relied upon for the past 30 years to govern our community.

Concrete Repairs:

Discussion regarding responsibility of driveways with crane damage from years ago. Can we send out letters to those homeowners requiring them to pay for such repairs, even if the damage was done by a previous owner? Further disagreement around who is responsible for repair and maintenance of driveways and walkways continued. Mike Low discussed liability around not fixing known trip hazards asap regardless of responsibility. Certain board members disagreed it should be at 7400s expense. \$8,000 has been budgeted this year for concrete repairs and the Board agrees we cannot go over that.

Action Items:

Jamie will send an email to Monika for homeowners reminding them that any damage done to their driveway must be repaired at their expense.

All agree to do a walk around the community on April 9 at 4pm to identify crane damage as well as tripping hazards that may be shaved down at less cost than replacing the slab.

Garage Paint Repair:

Discussion around final payment to Envision. Job not completed to our satisfaction. Discussion around sun and whether improper sanding affected the outcome. Mike Low points out the cost of collections would be far greater than the \$3,000 owed for project completion. Jeff asks why Heather cannot be the one to follow up with Envision on bubbling issue? It is agreed that Heather should pay Envision and discuss warranty follow up with them.

Action Item:

Board will look at which garage doors have issues on the concrete walk around.

Deck Membrane Resurfacing:

There was discussion around the 4 large decks not completed in 2021 and the 4 medium decks needing repair. In the original quote Sunvek bid on 24 medium decks and 4 large decks – if this is broken down it averages about \$26,220 for the 8 decks. 321 Cyrus originally bid for 24 medium decks and 4 large decks which works out to about \$20,116 for the 8 decks.

Jamie Made a Motion for Sunvek to complete the large decks and use Cyrus for the medium decks. Jill T seconds. All approved, Jamie will notify Heather to proceed and email owners to remove furnishings from their decks.

Meeting was adjourned at 4:57 p.m.

Next Board Meeting at 3:00pm at the Estate Club on **April 30th**. The Zoom meeting credentials, and the Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.

Post Meeting Update - At this time both companies have said they need to rebid as these prices were based on completion of all 24 decks plus 4 large, not only 4.