

7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
May 21, 2024 @ 11:00 a.m.

A Board of Directors of 7400 Condominium Association business 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. Anne Allen and Courtney MacMillan were the owners in attendance.

A quorum was declared, and the meeting called to order at 11:00 a.m.

Approval of April 30, 2024, meeting minutes: Unanimously approved.

Treasurers Report:

Reserves Balance \$174,657

Operating Surplus YTD \$4,182

Operating Fund is as expected due to amortized budgeted amounts creating the surplus.

Water bill came in low for April.

Reserve Fund activity: Balance paid to Envision for garage door paint repair \$3,036. Warranty work not complete.

Deposit paid to Sunvek for 8 decks to be resurfaced in May \$8,251. (4 medium decks, 4 large decks.)

Combined Grass Conversion /Irrigation project ongoing:

Total per contract \$30,935

Pd Sept 2023 (\$15,468)

Pd Bal on irrigation 2024 (\$3,051)

Balance due on grass conversion \$12,416

Due Upon satisfactory completion of work.

Pool and Landscape Report:

Arbor Care is completing palm tree pruning.

Heather is working with Landscaping by Andre to complete the grass conversion project. She has communicated with Jamie she is unhappy with the job done so far and is asking them to redo 7 of 9 areas. James Nagaoka and Jill G. did a walk around and sent Heather a list of items requiring attention in the project. Heather will be utilizing this as well.

After 2 umbrellas were not put down at the pools, they broke, and 2 replacements were ordered.

Jill T. says that is an operating expense not reserves.

New railing sleeves have also been ordered for pools.

ARC Committee Report:

#110- All unanimously approved door replacement via email.

Joni brings up it would be helpful to modify the procedures for non-controversial and minor ARC application issues rather than requiring a full board vote.

Jeff discusses needing to have trust in our committees to get the job done themselves.

Jamie makes a motion to amend the ARC Policy; if Joni and Jamie are both in agreement on an issue and the issue is minor in nature and non-controversial.

Jeff seconds the motion.

Joni, Jamie and Jill G agree. Jill T. declines.

#109 – A lot of discussion ensues between the Board discussing the options the Master Board presented as well as the Architectural Application. The homeowner adjacent to the unit, Anne Allen (108) speaks to her view corridor being taken away by the installation of a high wall. The owner of 109 was aware of its views upon purchase as was Anne when she purchased and should not lose her view due to his desire to change the esthetics.

Jill T. says the MAC acknowledged that they do not have the authority to override a decision made by the 7400 Board. It is also discussed that the ARC application was incomplete, and answers were not provided when asked.

A vote was held on approving a wall height extension according to the specifics provided in the application. Jill T, No; Jill G. No; Joni, No; Jeff, No; Jamie, Yes.

Risk Management:

Concrete Repairs:

We have 6 bids on various repair configurations. Heather has tried to obtain more bids, and no vendors show up. Barbara Lyons in 117 has taken her driveway concerns to Jim Funk and Heather; Heather has said it is an emergency repair and will repair just her driveway with Cyrus as the contractor for ~\$4000 if 7400 Board does not take care of such repair. Discussion ensues about the driveways being a limited common element which should be responsibility of homeowners according to our CCR's. Discussion continues about damage caused by homeowner should be repaired at homeowners' expense. Discussion about how things have been tended to in past, homeowners expectations and the difficulty in implementing a policy change.

Jamie makes a motion to repair 117, 146 and 7 trip hazards by moving to accept the bid by David Ferrell (Sonoran) for \$6350. Jill G. Seconds. Jill T., No; Joni, No; Jeff, Yes; Jill G., Yes; Jamie, Yes. Motion is approved.

Deck Membrane Resurfacing:

245 (currently occupied by Renters) refused access to their deck for necessary repairs and maintenance. Heather has said she will send the homeowner a letter to notify them of their liability for any damage not only caused to their unit but to the homeowner below them. Jill T. suggested a certified letter, so we have proof of receipt. She also suggested notifying the homeowner below of the non-compliance.

New Business:

Jill T. asked when spring inspections are scheduled? It is decided they will take place when Jeff is back early September. Jamie will get in touch with Sheryl to schedule.

Jill T asks if we have the Renco Roofing Inspection report, not yet received. She reiterates how imperative it is that we receive the report about the condition of the roofs and that it has taken way too long.

Garage Door warranty- Jill T. asks about warranty work being completed on original 30 doors. Jamie will follow up with Heather on that.

Jill T. discusses upon grass conversion project completion steps need to be taken to obtain the water rebate. Jill G. confirms James Nagaoka has sent us that information and it has been passed on to Heather.

Meeting was adjourned at 12:17 p.m.

Next Board Meeting at 9:00 a.m. at the Estate Club on September 13. The Zoom meeting credentials, and the Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.