

The Pavilions

Board Meeting: October 16, 2024

Call to Order: The meeting was called to order at 11:08 AM by the Board President, Mark Schafer. Board members Annie Gildner and Dan Murphy attended the meeting in person, and Melissa Wagner and Alan Nathan attended via Zoom. A quorum was met. Seven homeowners attended the meeting in person and there were an additional six Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on October 13 at 12:00 PM and was also previously posted at the two mailboxes. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the regular Board meeting minutes of September 18, 2024, which were previously distributed and reviewed by the Board. Melissa seconded the motion, and it was approved. The minutes will be available on the GRCA website tomorrow.

Financial Report (Annie): For the operating budget, revenues at the end of September were \$37 over budget and our operating expenses were \$6,152 over budget, mainly due to water and roof cleaning. For the year to date, our revenues were \$379 under budget and our expenses were \$38,607 over budget. This deficit is mainly due to water, plants, roof cleaning, and building repairs. Our loan balance at the end of September was \$756,916, a decrease of \$47,413 since January. Our reserve balance at the end of September was \$378,328, a decrease of \$316,481 since January. There have been no condo sales in the Pavilions since May, so our Enhancement Fee income remains at \$10,500.

Landscaping and Irrigation (Mark): Last Wednesday, the landscape committee met with Maintenance for our walk around. The turf project has been on hold for the past few days because the City of Scottsdale wants to do an inspection of the work done thus far in order to ensure that the work meets the standards of the rebate program. The trees located in the artificial turf will have pipes installed to provide water to the roots. Around the trees, rip rap will be installed so that the trees get oxygen and additional water. The turf project is about a third finished, although some areas have already been prepared for the installation. There are several areas where the roots are so large above the surface that it is not practical to install turf. In those instances, gravel will be used because if turf is installed it will eventually become wavy. There is one area where there are so many roots that a solution has not yet been determined. The tree may have to be removed.

Tree trimming is currently being done in the Pavilions. According to our arborist, about 70% of the oleanders in the Ranch are in a dying stage. In next year's budget, we have to consider tree replacements. Maintenance was asked to give us a count of shrubs that will have to be replaced due to aging and the excessive summer heat.

Annie made a motion to plant geraniums at the front entrance to the Pavilions this Fall. The motion was seconded by Dan and approved by a vote of four in favor and one abstention.

Pool and Lagoon (Annie): Maintenance was asked to get bids on rebuilding the lagoon bridge. Annie reported that the pool looked green again this morning. If it is still green tomorrow, she will ask that it be brushed and back washed again. If that doesn't take care of the problem, it will have to be shocked.

Annie has noticed that the pool deck and the furniture have been dirty. Maintenance is going to be asked to power wash the furniture on a regular basis.

Annie is concerned that the lagoon smells and that there are mosquitoes and water bugs around the lagoon. Mark suggested a meeting with Hurricane Aquatics, the company responsible for maintaining the lagoon.

Architectural Applications Update (Dan): Since our last meeting, Dan has received four architectural applications that have been approved:

Unit 4: new air conditioning unit including the use of a crane

Unit 25: replace windows and the sliding glass door, remodel the kitchen, redo the surface of the front steps, and reseal trim around front entrance

Unit 66: change the landscaping in their back patio

Unit 123: new air conditioning unit including the use of a crane

Homeowners in Gainey Ranch have been starting projects without getting approval from the Master Architectural Committee and MAC is starting to levy fines of \$450 and, in some cases, making the owner redo the work. Mark suggested sending a letter to our homeowners reminding them of the process and the consequences of not following it.

Old Business: There was no old business.

New Business: Maintenance is starting to schedule the value-added work for 2025. Mark would like suggestions from both Board members and residents on how to use our ten hours of free labor.

We only received one bid on slurry sealing the road but are expecting a second one. Dan asked about the possibility of chip sealing the road. He is going to check out the feasibility of doing it. The Board decided to wait until Spring before doing the road. The turf project is still ongoing, and the winter residents will be returning soon.

Michael is working on a draft of our 2025 budget and will present it to us shortly for the Board's input.

Homeowner remarks: There were homeowner remarks concerning the grass replacement project, plans for cleaning the new artificial turf, chimneys, and painting around latticework.

If any homeowner has a Maintenance issue (landscaping or physical structure), an email should be sent to Denise Burdette at dburdette@gaineyranchca.com

There being no further business on the agenda or comments from homeowners, the meeting was adjourned at 12:12 PM (MST).

The next regular Board meeting will be held on Wednesday, November 20, 2024, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary