

The Legend at Gainey Ranch Board of Directors meeting

September 16, 2024

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

Location: Legend Lot #48

- I. The meeting was called to order at 1:40 pm.
- II. Meeting minutes from 5/21/24 were approved.
- III. Treasurer's report (Kurt): Operating cash is \$44,398. Reserves cash is \$183,665 which is 38K more than at year end 2023. Approximately \$16,000 is owed to Roadrunner Paving and will be paid once a final walk-through has been completed. Our water expenses are over budget for reasons that are unclear and require further investigation. In October the budgeting process for 2025 will be initiated.
- IV. Architectural committee:
 - a. MAC (John)
 - i. #15 updated design with mullions in rear windows - approved
 - ii. #35 exterior paint - approved
 - iii. #8 backyard and entrance landscaping. We are awaiting submission of further plans before any decision is made on this project.
 - iv. #2 window installation at front of house - approved
 - v. #53 backyard landscaping - approved
 - vi. #38 backyard and courtyard pavers – approved
 - vii. #26 exterior paint - approved
 - b. Sconces (Judy): There has been interest in updating the sconces on the front of each Legend home. One requirement is that the fixture allow for bulb replacement since they are on from dusk until dawn. Judy has identified 4 possible designs so far, which she shared with the board. She will continue to search for fixtures with appropriate appearance and quality and keep the board informed.
- V. Social Committee (Judy): The fall welcome-back party is scheduled for November 3 at the pool. We have several new Legend residents, and they will be encouraged to attend.
- VI. Pool Committee: Tile cleaning and installation of skimmer valves was completed in June. Although two bucket tests for a pool leak were normal, the Legend water usage remains higher than budget. This will be explored further.

A reminder was given that the spa temperature is set at 94 degrees from June 1 – September 30.

VII. New business:

- a. Legend directory: The new GRCA website has the capability to have a password-protected resident directory for each Gainey community. Information that would be available includes name, lot number, email address, and phone number. Each resident will be allowed to opt-out if desired. The information would not be visible to the public. The board feels our current online directory is underutilized and supports GRCA moving forward with this project.
- b. Painting: This discussion was tabled.
- c. Landscape walk-through with Heather Anderson: Scheduled for Monday September 30 at 9:00 am.
- d. Architectural walk-through with Sheryl Wissman: Scheduled for Tuesday Oct. 29 at 9:00 am.
- e. Next Legend board meeting will be November 19, time and location TBD.
- f. Legend windows: Original glass within the Legend has a bronze tint, which remains our standard for replacement windows. The most energy-efficient windows available now have a green tint. Other Gainey communities have had homeowner requests to install this type of window, which does not match existing neighborhood windows. It was suggested that the Legend board develop a new standard for window replacement, perhaps with the help of a window manufacturer's rep.
- g. Pavement seal coat: This work was completed recently, and there is concern that some pavement cracks were not sealed properly. Prior to final payment, there will be a walk-through with Heather Anderson and the owner of Roadrunner Paving, and these concerns can be properly addressed.
- h. Entrance landscaping: The area inside the front gate adjacent to Lot #50 is actually common area, and there is interest in extending our desert landscaping to include this area. This will be discussed further with Gainey maintenance.
- i. Board election: John Conderman and Jim Boyle have completed terms in March. Both have agreed to run for re-election.
- j. Newsletter: Carol will compose a fall email newsletter for homeowners with news and updates from the summer.

VIII. The meeting was adjourned at 2:44 pm

Respectfully submitted by Don Zumwalt (board secretary)

