

## The Pavilions

Board Meeting: November 20, 2024

Call to Order: The meeting of the Pavilions Council of Co-owners Condominium Association was called to order at 11:00 AM MST by the Board Secretary, Alan Nathan. Board members Annie Gildner and Melissa Wagner attended the meeting in person, and Mark Schafer attended via Zoom. A quorum was present. Four homeowners attended the meeting in person and there were an additional five Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Friday, November 15, 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 October 16, 2024, which were previously distributed and reviewed by the Board. Annie seconded the motion, and it was approved. These minutes will be available on the GRCA website tomorrow.

Financial Report (Annie): For the operating budget, revenues for the month of October were \$34 under budget and our operating expenses were \$1,175 under budget. For the year to date, our revenues were \$414 under budget and our expenses were \$37,432 over budget. This deficit is mainly due to water, gas, and plants. Our loan balance at the end of September was \$751,451, a decrease of \$52,878 since January. Our reserve balance at the end of September was \$266,482, a decrease of \$428,327 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): When the turf project is completed, Delvin will request an inspection by Maintenance as well as the Board. After that is completed, Heather will request a meeting with the City of Scottsdale to get their approval for our rebate. She thinks that it will take about eight weeks between the City's inspection and the issuance of the rebate check.

On November 11, the landscape committee met with Heather and Jessica and walked the community concentrating on front yards and plant replacements for Fall. We came up with a list of 68 plants that should be replaced. Some of the plants have been damaged by insects, other have just reached the end of their live span, and others were killed by last summer's extreme temperatures. Mark made a motion to replace 68 plants at a cost not to exceed \$4,000. Melissa seconded the motion. After some discussion, the motion was defeated 0 to 2 with two abstentions.

The landscaping committee is scheduled to meet on Tuesday, December 10, at 11:00 in front of the pool. Annie suggested that the committee create a master landscaping plan rather than just keep planting new shrubbery. Mark, Melissa, and Jim Swint make up the committee, but Mark suggested that all Board member show up to discuss a master plan.

Pool and Lagoon (Annie): Annie purchased another inflatable swan to keep the ducks out of the pool. We requested that the pool furniture be cleaned on a regular basis, but Steve, the

man responsible for the furniture cleaning, is at a disadvantage because he doesn't have a hose long enough to go around the pool deck. To prevent damage to the pool deck, we do not want the furniture dragged along the decking, which is already peeling.

Mark, Annie, and Heather met with Janet, the owner of Hurricane Aquatics, the company who cleans the lagoon. Janet has been working on the lagoon for the past 20 years or so and had a lot of information to pass along. An item in our reserve budget is to lower the lagoon to have the silt and trash removed and then to check for any leaks. We should have two bids for this work next week. The upper lagoon fountains are still not working.

In order to keep our insurance costs lower, our insurance company is requiring the Board to install "No Swimming" signs around the lagoon. Residents are asked not to move or remove these signs once they are in place.

Annie reported that a homeowner told her that people are entering the pool and swimming after midnight when the lights on the poles are turned off. Alan will contact Mike Anderson about this possible problem and ask that security monitor the pool more closely after 10:00 PM.

Architectural Applications Update (Mark for Dan): Since our last meeting, three architectural applications have been reviewed and approved by the MAC:

- Unit 17: install a handicap handrail near the front door steps
- Unit 73: install new windows and a new patio door
- Unit 75: permission to place a temporary POD on the driveway

There are currently three units for sale in the Pavilions.

Old Business: Because replacing the lagoon bridge is such a small job, it has been difficult to get bidders. Heather expects to receive one bid next week.

New Business: The GRCA Master Board has approved a \$17 monthly increase in fees for next year, broken down as follows: \$9.95 for insurance, utilities, repairs, maintenance and staff raises, \$3.46 for revenue loss from a change in the fee structure for tennis and pickle ball, and \$3.59 for the Master's reserve account.

The budget for the Pavilions has not yet been determined. The Board will be working on the budget between now and our December meeting.

Homeowner remarks: There were homeowner remarks concerning the bollards around the lagoon not working, small dirt patches not being covered by artificial turf, and noise emanating from the pool. One homeowner who just returned was very happy with the new look of the Pavilions.

**If any homeowner has a Maintenance issue (landscaping or physical structure), an email should be sent to Denise Burdette at [dburdette@gainevranchca.com](mailto:dburdette@gainevranchca.com)**

There being no further business on the agenda or comments from homeowners, the meeting was adjourned at 12:03 PM (MST).

The next regular Board meeting will be held on Wednesday, December 18, 2024, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary