

## MINUTES OF THE MEETING

### **THE COURTS AT GAINES RANCH**

**May 20, 2025 – 5PM**

#### **Board members present:**

Ashlyn Melendez

Kevin Coble

Elliott Philipson – via Zoom

Michael Hunter, Sandi Driml, and Heather Anderson were present by invitation.

President Ashlyn Melendez called the meeting to order at 5pm

Quorum was confirmed by Michael Hunter

#### AGENDA

1. Watermain issue
2. Proposed dog park location
3. Additional items per resident's request

#### NON AI NOTES:

Ashlyn Melendez provides context around project, previous options, and introduction of our engineer, Stuart Rayburn

Stuart explains waterline is over 40 years old and idea is to replace existing line with high grade water line for public services.

4" water line would be installed under existing sidewalk. Adding in shutoff valves along the line for isolating service. Currently two water meters connected with a looped line. That is no longer to code, which will require splitting the system half and half.

Unit service would not change. Existing system is left in place, and new service is run in parallel. Disruptions will be scheduled, minimized and communication to residents will be shared in advance. Currently no backflow preventer (which are used to prevent water from being contaminated). We would use a pressure reducing backflow preventer to lower PSI throughout the system.

Equipment will be present. The street will not be shut down and the disruption will be limited to the areas in being worked on that day.

Stu to explore individual submetering to each unit which will detect usage for domestic unit. Irrigation will also need attention at some point in the future as it is aging too.

GRCA and Board will keep an eye on water usage with or without individual meters

Project is coming in around 8 weeks or so and price will be bid out when plans are approved

The sewer line will not be affected during this project

Heather to send a test email at 9am to confirm communication is timely

Vote will take place through a third party on whether to proceed

Dog park - Owners are looking for transparency/discussion before a committee formed. Will be tabled w

Courts residents are asking for minutes of GRCA meeting May 2, 2025 to be posted

Meeting was adjourned at 6:30pm

### **AI NOTES/SUMMARY**

## **The Courts Board Meeting**

The Courts Board Meeting discussed the water main replacement project, emphasizing the need to replace the 40-year-old PVC line with a new C9100 PVC line. The project includes installing a new four-inch water line under the sidewalk, adding shut-off valves, and splitting the system into two meters to comply with Scottsdale's regulations. The project is expected to cost around \$220,000 annually, with individual water meters proposed to reduce overall usage and potentially lower HOA fees. Construction is estimated to take eight weeks, and the board will seek bids and vote on the project. Concerns about parking access and project timing were also addressed. The Courts Board Meeting discussed the formation and transparency of a new committee, with Speaker 5 questioning the lack of evidence and process. Speaker 1 highlighted the need for a survey vote of 1035 homeowners to address dog issues. Michael mentioned receiving 150 emails and a petition signed by over 40 people against certain decisions. The meeting also covered the status of a failed bar and the need for a functional kitchen. Concerns were raised about the transparency of meeting minutes, with Speaker 5 clarifying that only the board can review and ratify them. Speaker 6 criticized Michael for being condescending, emphasizing the community's role in paying his salary.

## **Action Items**

- ☐ Conduct a community vote on the water main replacement project once the cost is known.
- ☐ Determine the financing options for the project (e.g., lump sum payment or loan) and communicate them to the community.
- ☐ Communicate the community's opposition to a dog park at the entrance of the Courts to the Gainey Ranch Community Association.
- ☐ Send a test email to the community from the new 7710courts@gmail.com address to ensure everyone is receiving communications.
- ☐ Submit revised plans to the City of Scottsdale for review.
- ☐ Obtain bids from contractors based on the revised plans.

# Outline

## Water Main Project Introduction and Plan Overview

- Speaker 1 calls the meeting to order and thanks everyone for attending, both in person and online.
- Speaker 1 introduces Engineer Stu Rayburn, who will present the plan for the water main replacement project.
- Stu Rayburn explains the need to replace the existing 40-year-old waterline with a new C9100 PVC waterline.
- The plan includes placing the new waterline behind the curb and under the existing sidewalk, ensuring minimal impact on surface lines.

## Details of the Waterline Replacement Plan

- Stu Rayburn describes the new waterline as a four-inch PVC pipe to be placed under the existing sidewalk.
- The plan includes adding shut-off valves periodically to isolate parts of the system for service without affecting the entire property.
- Stu Rayburn explains the need to split the water system into two meters to comply with Scottsdale's regulations, which prohibit two meters connected to everything.
- The new system will be designed to handle higher pressures, and the existing system will be left in place until the new line is active.

## Impact on Residents and Construction Schedule

- Speaker 1 asks about the impact on residents, specifically if they will be unable to access their garages during construction.
- Stu Rayburn confirms that there will be a period of time, possibly hours, where residents will not be able to access their garages.
- A schedule will be outlined in advance to minimize inconvenience, but construction delays are expected.
- Stu Rayburn emphasizes the need to work with the contractor and board to minimize the impact on residents.

## Backflow Preventer and Water Pressure Issues

- Speaker 1 inquires about the backflow preventer and its impact on water pressure.
- Stu Rayburn explains that the current system lacks a backflow preventer, which is necessary to prevent water from flowing back into the city system.
- A pressure-reducing backflow preventer will be installed to reduce the water pressure to a level compatible with plumbing fixtures.
- The new system is expected to handle significantly higher pressures than the old system, which has contributed to the frequent breaks.

## **Concerns About Street Closures and Construction Costs**

- Speaker 4 raises concerns about street closures and access to units during construction.
- Stu Rayburn assures that there will be limited street work and no extended periods of no access to units.
- Speaker 4 questions the timing of the project given the current economic conditions and tariffs.
- Stu Rayburn explains that construction costs are currently lower than they have been for the past four to five years due to a slowdown in multifamily work.

## **Discussion on Individual Water Meters**

- Speaker 1 introduces the idea of installing individual water meters to hold homeowners accountable for their water usage.
- Stu Rayburn explains that sub-metering would involve installing small water meters at each unit to detect usage.
- The water billing would be handled by a private third-party company, which would send bills to homeowners.
- The overall water usage is expected to decrease by about 30% with sub-metering, leading to more accurate cost allocation and potential savings.

## **Financial Considerations and HOA Budget**

- Speaker 1 discusses the financial impact of the water main project and the potential savings from sub-metering.
- The current HOA budget for water is \$75,000 annually, and the project is already over budget by \$7,500 year-to-date.
- The HOA budget for the courts is \$421 per month, while the master community budget is \$354 per month.
- The board is considering the installation of individual water meters to reduce the overall water usage and lower the HOA fees.

## **Community Feedback and Decision-Making Process**

- Speaker 1 opens the floor for community feedback on the water main project and individual water meters.
- Speaker 4 expresses concerns about the financial impact on homeowners and the guarantee of lower HOA fees.
- Speaker 1 explains that the HOA fees would be adjusted based on the actual water usage data collected over several months.
- The community discusses the importance of transparency and timely communication regarding the project and its impact on residents.

## **Finalizing the Water Main Project Plan**

- Speaker 1 outlines the next steps for the water main project, including submitting plans to Scottsdale for review.
- The board will request bids from contractors and hold a vote to approve the project and funding.
- The community is encouraged to plan their finances and prepare for the potential impact on their garages during construction.
- The board emphasizes the importance of working together to ensure the project is completed efficiently and cost-effectively.

## **Formation and Purpose of the Committee**

- Speaker 5 questions the formation of the committee, suggesting it was based on a vague incident involving a dog and a couch.
- Speaker 5 argues that the committee was created without proper evidence or transparency, and questions the process.
- Speaker 5 compares the situation to a person walking on the street, suggesting the need for more transparency and process.
- An unknown speaker agrees that process is lacking, and Speaker 5 emphasizes the need for transparency beyond one person's experience.

## **Evidence and Community Feedback**

- Speaker 5 mentions receiving 150 emails from people who want the dog people not to meet back there anymore.
- Speaker 5 offers to redact names from the emails to protect members' privacy but insists on the material impact of the emails and a petition signed by over 40 people.
- Speaker 5 suggests that the community's decision-making process should be respected, even if the board hasn't voted yet.
- Speaker 1 highlights the lack of a process in place, suggesting a survey vote of 1035 homeowners could have been conducted to gauge community sentiment.

## **Board Decision-Making and Licensing Issues**

- Speaker 5 discusses the need to change bylaws to prevent the board from voting on certain items without community consensus.
- Michael and Melanie Stokely mention a failed bar and the need for a functional bar and kitchen for parties and bingo.
- Speaker 5 explains the licensing issues and the capital investment required to change the licensure.
- Speaker 9 questions the future success of the bar, and Speaker 5 emphasizes the need for people to make it successful.

## **Health Issues and Meeting Adjournment**

- Speaker 5 raises health issues and suggests involving a veterinarian in the committee meeting.

- Speaker 5 proposes adjourning the meeting due to the potential for a lengthy and circular conversation.
- Speaker 5 suggests that if people don't like the decision, they can send an email to express their dissent.
- An unknown speaker raises a hand, and Speaker 1 apologizes, allowing further discussion.

### **Minutes and Meeting Procedures**

- Speaker 5 discusses the process for reviewing and ratifying meeting minutes, suggesting they should be available before the next board meeting.
- Speaker 9 mentions the recording of the last meeting stopping, and Speaker 1 clarifies that the minutes will be reviewed at the next board meeting.
- Speaker 5 confirms that only the board can review the minutes before they are ratified, and suggestions can be made through letters.
- Speaker 5 explains that the board will consider all emails and suggestions received, and discusses the possibility of adding a fence to keep dogs off a patio.

### **Final Remarks and Community Feedback**

- Speaker 1 reiterates the lack of a decision made and opens the floor for further discussion.
- Speaker 5 emphasizes the importance of community feedback and the process for addressing concerns.
- Speaker 6 criticizes Michael for being condescending and reminds him that the community pays his salary, expecting respect.
- The meeting is adjourned, with Speaker 1 thanking everyone for their participation.