

## The Pavilions

Board Meeting: January 15, 2025

Call to Order: The meeting of the Pavilions Council of Co-owners Condominium Association was called to order at 11:01 AM MST by the Board president, Mark Schafer. Board members Annie Gildner, Dan Murphy, and Alan Nathan attended the meeting in person, and Melissa Wagner attended via Zoom. A quorum was present. Five homeowners attended the meeting in person and there were an additional four Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Friday, January 10, at 8:31 AM 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 December 18, 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 December were \$6 over budget and our operating expenses were \$165 over budget. For the year to date, our revenues were \$404 under budget and our expenses were \$35,650 over budget. This deficit is mainly due to water and plants/shrubs/trees. Our loan balance at the end of December was \$740,471, a decrease of \$63,858 since January. Our reserve balance at the end of December was \$243,149, a decrease of \$451,659 since January. There were three condos sold in the Pavilions in December, so our Enhancement Fee income increased to \$15,000 for the year. The three units sold were 21, 76, and 101.

Landscaping and Irrigation (Mark): Mark is waiting to hear from Maintenance when the final turf inspection will be scheduled. The inspection was originally supposed to take place in November.

Because our water bill has increased drastically without any logical reason, Dan has been doing leak tests to try to determine if we are losing a large quantity of water due to leaks in the system. The Pavilions receive three separate water bills each month from three different meters that cover the pool/spa, lagoon, and irrigation. The good news is that based on the leak tests, the pool/spa and the lagoon are not leaking, so the problem must be the irrigation system.

It was discovered that the smart controllers that were supposed to be installed two years ago were never installed, but last week some non-smart controllers were installed. The controllers are now turned off so any water currently going through the system is leaking, which is about four gallons a minute or two million gallons per year. Not only should saving water be a goal, but the leaks are costing an additional \$13,000 to \$15,000 per year.

Pool and Lagoon (Annie): The pool furniture, which was supposed to be cleaned every other week, is not being cleaned on a regular basis. Mark is going to follow up with Maintenance about this situation.

Nine of the ten small lagoon fountains are working thanks to Jim Swint. The one that is not working seems to be clogged because a small stream of water is coming out of the head. The timer for the large lagoon fountains has been repaired and they are now functioning properly.

Since there does not seem to be a leak in the lagoon, it will not be necessary to drain the lagoon and remove any sediment.

Architectural Applications Update (Dan): Since our last meeting, one architectural application has been reviewed and approved by the MAC:

Unit 76: to use a crane, and to replace all windows and the sliding glass door

Southwest Roofing discovered a roof leak at Unit 100 during a regular inspection. This leak will be taken care of.

Old Business: The 2025 value-added work is being scheduled in February and March. Whenever value-added work is done, Maintenance provides the labor, and the satellite community pays for the supplies. Ideas for this year's work include repairing the area behind Unit 103 where some equipment was removed and placing boulders throughout the community where shrubbery cannot grow or where boulders will enhance the existing landscaping.

Mark made a motion, which was seconded by Alan, to spend a maximum of \$5,500 on purchasing boulders from Pioneer Stone. During the discussion period, Dan said (1) that he does not want to purchase anything from Pioneer until we receive a check for \$12,865, which is what they overcharged us for gravel, (2) that we have the water schedule for the five controllers in hand, and (3) that we definitely know that the trees growing in the artificial turf areas are being watered. The motion was amended as follows: that we receive a check from Pioneer for \$7,865 and credit for any boulders that we purchase, a written water schedule, and a verified assurance that the trees in the turf are being watered. Dan pointed out that losing trees would be far more costly than any add-on work that might be done and that a written landscape maintenance schedule should be shared with owners. The motion was approved by a vote of 4 in favor with one abstention.

The Board discussed the plan to annually review the Pavilions Standards and Rules so that any changes or updates can be presented at the March meeting.

New Business:

Alan made a motion that the Pavilions participate in the GRCA community directory. The motion was seconded by Annie. Each community can have a directory listing the owners in each community and homeowners can opt in to have phone numbers and email addresses included. Names and addresses are already public knowledge through Maricopa County. The information will only be available by logging in and using a password. Whenever a unit is sold, GRCA will immediately update the information in the directory. The motion was approved unanimously.

Jim Funk is retiring from his position as Executive Director of Gainey Ranch after 17 years and his replacement is Michael Hunter, the current CFO. Michael has been replaced by Sandy Dirml.

Homeowner remarks: Homeowners made comments about the following: landscapers are blowing debris from turf onto the rocks, the necessity of the electronic speed sign near the west gate, placement of boulders, and shrub replacements. Jim Swint was recognized for his help with landscaping and irrigation issues.

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

There being no further business on the agenda or comments from homeowners, the meeting was adjourned at 12:06 PM (MST).

The next regular Board meeting will be held on Wednesday, February 19, 2025, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

The Pavilions annual meeting will be held on **Tuesday**, March 18, 2025, at 5:00 PM (MST) which will be immediately followed by the regular monthly meeting.

Minutes submitted by Alan Nathan, Board Secretary