

The Pavilions

Board Meeting: February 19 , 2025

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 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. Ten 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, February 14, at 4:18 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 January 15, 2025, which were previously distributed and reviewed by the Board. Dan 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 January were \$114 over budget and our operating expenses were \$559 over budget. This deficit is mainly due to water expense. Our loan balance at the end of January was \$735,046, a decrease of \$5,424 this month. Our reserve balance at the end of January was \$201,725. Two condos closed in the Pavilions in January, so the Enhancement Fee income was \$3,000 for the month.

Landscaping and Irrigation (Mark): Dan is still waiting to receive the schedule for the irrigation controllers even though he requested this information from Heather over a month ago. Once he has that information, we can schedule a leak detection service. After doing some leak tests, Dan determined that we are losing approximately four gallons of water a minute 24 hours a day, which works out to be over 2 million gallons lost per year at an annual cost of between \$13,000 to \$14,000.

Annie made a motion to hire a leak detection company now and not wait any longer to get the information from Maintenance. The motion was seconded by Alan. Mark amended the motion to put a five-day cap on the work so that the cost does not exceed \$5,000 and assess the situation on day three to see if we are getting close to a solution. The amended motion was passed unanimously.

There was no landscape walk around this month. The next one will be scheduled in March.

The paperwork on the turf rebate was submitted to the City of Scottsdale on February 12. The City has already received copies of the contract and the cancelled checks, which they required for the application, and will soon schedule a time to come to measure all of the turf that was installed.

A decision will have to be made about using annuals or perennials at the front entrance. Spring planting will be done about April 1, but the flowers that the Board approves will have to be ordered in March. Mark suggested planting perennials since replacing annuals twice a year

costs about \$3,000 every six months. After a discussion of annuals versus perennials, Mark suggested that he should meet with Tim McGough, the MAC landscape architect, to get his suggestions for the front entrance. In the meantime, Dan suggested that we plant several different perennials at a different location in the community to see how they survive the summer heat. If one or more of these perennials grow successfully during the summer heat, we could use them at the front entrance next year. Tim also said that our yellow dots are frost damaged and should be severely cut back.

Pool and Lagoon (Annie): The lower lagoon fountain has not been working, and the pump will have to be replaced. Annie has requested a date for the installation of a new pump from Maintenance but has not yet received an answer. Annie will continue to check with Maintenance every day until she receives an answer.

Because Maintenance does not seem to have enough manpower, Dan is staining the lagoon bridge and securing any loose boards.

There are currently 18 lounge chairs and 15 upright chairs at the pool. Annie said that three of the lounges and four of the chairs are in poor condition and should be eliminated. Eliminating these seven chairs will not cause any shortage of seating around the pool. The Board agreed to this plan. Annie will once again request that Maintenance set up a schedule to clean the remaining furniture, which is very dirty. The tables at the pool should be replaced and Annie asked Heather for suggestions.

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

Unit 28: to install a new surface on the front entrance steps

Unit 45: to replace two door screens and two window screens

Unit 76: to reroute the oven/stovetop vent

A meeting was scheduled on February 24, at 12:30 at Annie's home to update the standards and rule so that they can be presented at the annual meeting.

Old Business: We are still on the schedule for some value-added work. Thus far, we are going to use our time to repair the area behind Unit 102 where some equipment has been removed and to fix an area near Unit 41 where the rip rap needs some repair work. The third use of our value-added work was going to be the placement of boulders around the community, but Maintenance would not accept that project because special equipment would be needed which they do not have. Annie suggested that we use some of our value-added hours to cut back the yellow dots at the front entrance which are not being properly maintained, remove any dead shrubs, and do some rejuvenation pruning on many of the neglected shrubs.

New Business: Jim Funk sent the Board the draft of a letter that he would like to send to homeowners about participating in the community directory. The Board approved sending the letter after making some changes to it.

We were never billed for the five new irrigation controllers that were recently installed and there is no plan to bill us for them. They are manual controllers rather than automatic controllers because the required Wi-Fi is not available.

Last Fall we talked about postponing slurry sealing the road until this Spring. We should consider doing this work between May 1 and 15 before it gets too hot. The road is starting to deteriorate and there is a lot of loose gravel coming off of it. Last Fall we received three bids for the work. Heather is going to recheck the best bid and will have updated information for our March meeting. Our road covers 5,178 square yards. Dan is going to talk to a fourth company about a possible bid on the work.

Homeowner remarks: Homeowners made comments about the following: irrigation has not been on around the lagoon, the process homeowners must go through to replace plants that they are willing to pay for, the condition of decks along the lake, plants at the front entrance, and landscaping issues. Dan was commended for the flyers that he prepares and puts at the mailbox bulletin boards each month.

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 12:01 PM (MST).

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

Minutes submitted by Alan Nathan, Board Secretary