

7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 7, 2025 @ 3:00 p.m.

A Board of Directors of 7400 Condominium Association business meeting was held. A Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time in accordance with the Arizona Open Meeting Law.

Board Members in attendance: - Jeff Elkow, Jill Townsend, Joni Knutson. Homeowners Anne Allen and Barbara Lyons were also in attendance.

A quorum was declared, and the meeting called to order at 3:00 p.m.

Approval of December 10, 2024, meeting minutes: Unanimously approved.

Appointment to Board Vacancy: David Kramer was unanimously approved to fill a Board vacancy. He will complete the term ending March 2026. He will be Director at Large until Officers are reelected after the Annual Meeting.

Treasurers Report: November 2024 by Jill Townsend

November Reserve Fund Balance \$209,774

November Operating Cash Balance \$16,108

November Accounts Payable Balance \$9,649

November Operating Deficit \$1,584; Deficit reflects \$4,257 for plant replacements.

Water bill in November 2024 was \$6,655 compared to \$4,675 in November 2023, a 42% increase. A water usage report for YTD 2024 has been requested. Discussion involved why water bill is so high after 49 smart valves, new master valve and 2 water sense controllers were installed winter of 2024. Jeff will follow up with Heather.

No additional enhancement fees recorded in November. There are currently 3 active listings: 233, 211, 104. (109 and 227 removed)

Pool, Landscape and ARC Report: by Joni Knutson

Pool - The sign posted at the north end of the south pool requesting gate be kept closed was torn down. One of the handicap railings was pulled out of the foundation and leaning. Tiles for the north pool needing to be replaced were laying beside the pool.

A greasy ring was reported around the north spa. Items were reported to Gainey Maintenance.

Landscaping - Joni put in a work order to look at mineral stains on sidewalks throughout the community. Lighting along 108/208 is not working properly. Solar was tried but there is not enough sun in the area to provide enough light.

Grass conversion is mostly complete with the exception of Area 3 between units 108 and 109. The work wasn't done per specifications and new specs were evidently agreed upon by past Board President but the specs were not brought to or agreed upon by the rest of the Board. Plantings aren't complete either. Owner of 108 said drainage is going toward the doors of 108 and 109 and needs to be replaced. Joni will send Heather a follow up email re completion of Area 3.

ARC -

Unit 117 insurer for water damage claim for inside unit issue under kitchen sink caused GRCA to place an unnecessary claim on 7400's policy. The leak was not 7400's responsibility, therefore the claim was rejected/closed.

Old Business:

Grass conversion - Andre Landscaping agreed on the revised settlement offer. Jill will follow up with Michael Hunter as to when the payment will be made. Discussion also included follow up actions needed by Gainey Maintenance for City of Scottsdale rebate now that Andre Landscaping dispute has been settled. Joni will include this in her follow up with Heather.

Medium deck resurfacing-

Board completed feedback from a sample of townhouse owners on condition of their medium decks since formal inspections were done a year ago. One owner selected each with east (134), west (139), north (112) and south (148) facing decks to contact. Feedback received from all owners east, west, south and north was favorable to defer resurfacing for another year. As a recap, of the 24 medium decks, 4 were in poor condition and were resurfaced in spring 2024. 20 remaining decks in good condition are subject of deferral for another year.

Unit 244 painting by owner 2 years ago is waiting for meeting to be scheduled between Jeff and Heather.

New Business:

Notice went out to owners on January 6, 2025 re upcoming elections for open Board seats. Annual Meeting will be March 5th, 2025 at 5 pm.

Jeff will follow up with Jim Funk re electronic voting. Board will advance names of candidates for ballot to GRCA by end of January.

Enhancement Fee Increase-Board discussed whether to increase the 7400 enhancement fee for 2025. Per the Amendment, the fee can be increased 25% each year. After discussion, the Board voted unanimously to increase the fee by \$237.50, or 15.2%, from \$1,562.50 to \$1,800.00.

Owner Q&A:

Unit 117 said that her interior water damage claim was being handled in full by her insurance policy.

Unit 108 discussed lighting, drainage and Area 3 completion concerns mentioned above.

Meeting was adjourned 3:58 p.m.

Next Board Meeting at 3:00 p.m. at the Estate Club on February 11, 2025.