

**7400 GAINES CLUB DRIVE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 11, 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 and David Kramer. Homeowners Anne Allen and Robert Copeland were also in attendance.

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

Approval of January 7, 2025, meeting minutes: Unanimously approved.

**New Board Member:** David Kramer was introduced. He will complete the vacant term ending March 2026.

**Treasurers Report: December 2024 by Jill Townsend**

December Reserve Fund Balance \$219,180

December Operating Cash Balance \$14,354

December Accounts Payable Balance \$19,051

December YTD Operating Surplus \$80; Surplus reflects water over budget by \$8,244, pool under budget \$2,842, plant replacements under budget \$3,040, gas over budget by \$1,053, building under budget \$1,326 and various smaller amounts.

Reserve Funds spent YTD \$81,444 broken down into 2024 projects totalling \$47,700 and 2023 projects \$33,744 not completed until 2024 (before rebate). There will be no true-up for the Allocation for 2024 based on budget to actual. Primary under budget amounts attributable to new contractors in 2024 for roof cleaning/inspection and pool tile cleaning. In addition, there were no surprise unapproved outsourcing of Allocation work in 2024 such as what created the budget deficit in 2023.

Total revenue from two enhancement fees in 2024. One unit currently active. Jill reviewed 2025 dues and enhancement fees by satellite and the new Board approval policy in place a year ago.

**Pool, Landscape and ARC Report: by Joni Knutson**

**Pool** - There is an ongoing issue with the greasy ring around the north spa. After much back and forth over the past month, it was determined that a monthly work order would be created to clean it. A lock on one of the north pool gates was replaced. One of the umbrellas at the north pool was replaced. Jeff will follow up with Heather to get a bid for pool tile and grout repairs.

**Landscaping** - Two dead bushes on the back side of the north pool need to be replaced. There is also an empty space alongside the wall by 129 needing a bush replacement. A tenant in 143 reported a bush blocking her view at the end of her driveway directly to Heather. Heather made the decision to remove it without consulting the Board. Jeff will talk to Heather about this. Landscape lighting near 108 has been repaired.

## **ARC -**

There have been no ARC applications or inquiries received by the 7400 ARC committee for quite some time. An owner in attendance mentioned that 240 was having new windows put in. Joni to follow up with Sheryl. [Post meeting update: this installation was approved by the ARC.]

## **Old Business:**

-Grass conversion - The rebate for the grass conversion project has been submitted according to Heather.

-Meeting re Unit 244 painting by owner 2 years ago is scheduled between Jeff and Heather for tomorrow.

-Area 3 of the grass conversion- Anne Allen was in attendance and asked about completion for Area 3.

## **New Business:**

Discussion of the Golf Course Watering Issue. It was determined that 7400 should be a part of this focus group established by Michael Hunter to review perimeter fence issues with satellites bordering golf course.

Semi-annual roof cleaning/inspection was due in January. Jeff said it is scheduled for April but will confirm. It should be every 6 months.

Discussion of speeding in the community, a notice went out to owners, speed bump tabled. It was discussed that issues such as this should be discussed with the whole Board before action is taken.

Review of the 2024 work tickets for 4Q show more termite activity and many irrigation leaks. Jill asked that the Board to look into these and it will be brought up when new Board is in place.

Discussion of stained sidewalks-it was determined to start with power washing to try to remedy the issue.

## **Owner Q&A:**

Robert Copeland reported a broken tile on unit 139. He also brought up drainage issues on his concrete pad outside his unit. Board suggested he open a work ticket to have his drainage lines flushed. Jill said she would do a site visit for both issues.

Anne Allen said she would have Heather come out in March to discuss drainage and plantings to complete Area 3.

**Meeting was adjourned 5:05 p.m.**

**Next Regular Board Meeting will be determined at the Annual Meeting, 5:00 p.m. at the Estate Club on March 5, 2025.** [POST MEETING UPDATE: Next regular meeting 4/9/25 at 2 pm in the Estate Club.]