

MINUTES OF THE MEETING

THE COURTS AT GAINES RANCH BOARD OF DIRECTORS FEBRUARY 4, 2025

Board members present:

Ashlyn Melendez

Kevin Coble

Elliot Philipson (Newly elected)

Jim Funk (in person) and Michael Hunter (appearing via Zoom) were present by invitation.

President Ashlyn Melendez and Jim Funk called the meeting to order at 5:01 pm.

Quorum was confirmed by Jim Funk at 5:01pm

- Minutes from February 1, 2024 annual meeting were approved by the Board and Members
- Sandi Driml introduced to the Members as GRCA Controller
- Election results were confirmed. Kevin Coble, Ashlyn Melendez., and Elliot Philipson elected
- 2024 Financial review of The Courts by Sandi Driml
 - Balance sheet comparison vs. 2023
 - Reserve cash has grown from ~\$6k to ~\$40k
 - Reviewed total revenue balances
 - Operating budget was over by \$~24,000
 - Reserve Reconciliation was discussed (Reserves as of 12/31/24 at ~\$40k)
 - Monthly Assessment breakdowns for 2024 reviewed and 2025 was shared
- Comparison of Assessments
 - The Courts compared to various other communities in GRCA
 - Primarily focused on reserve balances and funding levels
 - Funding levels were a combination of higher bids to paint the community, coupled with water main breaks
 - History of Assessment Breakdown
 - Walkthrough of assessment increases starting in 2023
 - Reserve items slated for 2025
 - Board to review and decide on projects
 - Cash Flow Chart
 - Funding, cash basis, and expenditures presented via graph

- Status of The Ranch and GRCA
 - Operating balances reviewed
 - Reserve balance is 30% time level funded
 - Roadways and tennis courts are big ticket items
 - Capital fund (~85 sales this year. Enhancement fee generated ~\$750k)
 - \$6.5M borrowed to build Estate Club. \$5.6M still due
 - Focus on security, speed control, landscaping improvements, camera systems
 - Estate Club activities (~\$93k brought in by fitness, ~100k from other general fees)
- Water Line Replacement
 - Water budgets have increased and are a priority for The Courts
 - Engage with an engineer to explore our various options for water issues
 - Board to share report with Members and determine next course of action
 - Ensure questions around Scope of Work are addressed
- Rules discussion
 - Board plans to establish a maximum two pet limit
 - 24/7 Emergency contact person rule (key on file with security).
 - Entry after reasonable notice per CC&Rs
 - Board and GRCA to work with Members to have keys on file and establish a clear process for entry
 - Sound violations
 - Board to implement noise rules and quiet hours
 - Garage doors
 - Board to explore enforcing or amending CC&Rs around open garage doors
 - Upkeep of cars in driveway per CC&Rs
 - Cars must stay in such a condition as to not detract from the character of the property
- Late payments of assessments per CC&Rs
 - Was on agenda, but was not discussed due to time.
 - Board is working to ensure Members are not behind on monthly dues
 - Warnings, fines, and if necessary, liens will be imposed to collect HOA dues
- Meeting was adjourned at 6:45pm

AGENDA

- 1. Call To Order**
- 2. Quorum**
- 3. Minutes From February 1, 2024**
- 4. Election Results**
- 5. Executive Director – Status of the Ranch**
- 6. 2024 Financials**
 - (1) Balance Sheet**
 - (2) Operating Fund**
 - (3) Reserve Fund**
 - (4) Member Questions**
- 7. Discussion On Water Line Replacement**

8. Discussion on New Rules and enforcement.

- a. Number of pets per unit.**
- b. 24/7 Emergency contact person rule (key on file with security).**
 - i. Entry after reasonable notice per CC&Rs**
- c. Sound violations.**
- d. Open garage doors.**
 - i. Upkeep of cars in driveway per CC&Rs**
- e. Late payments of assessments per CC&Rs**

9. Community communications

- a. Monthly updates for The Courts**
 - i. Email for residents to better communicate with the board**
- b. Increased neighborhood engagement (maintenance/security)**

10. Member Questions

Adjournment