

7400 GAINES CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 16th, 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: - David Kramer and Jill Townsend via Zoom, George Diaz and Jay Varty in attendance. Homeowners Jill Galinsky, Kathy and Marc Resterer, Judy LeMarr, and Joni Knutson were also in attendance via Zoom.

David Kramer called the meeting to order.

The 7400 Board Meeting began with the establishment of a quorum and the announcement of Jeff Elkow's resignation during the summer recess.

The Board unanimously approved the May 30, 2025 meeting minutes.

The standard format for the meeting Agenda was rearranged to place discussion of the drafts of new and updated Standards and Rules first with the goal to finalize and send them to the GRCA MAC for review. The meeting focused on approval of revised Standards in all areas including clarifying owner and HOA responsibilities for concrete repairs and garage door replacements.

The Board discussed owner and HOA responsibilities for driveway maintenance, repair and replacement including that the Association is required to handle sweeping and maintenance for driveways except for parking spaces and garage interiors per the governing documents. Driveways are listed as exclusive limited common elements in the governing documents. The governing documents do not specifically discuss sidewalk responsibilities for maintenance, repair and replacement.

For concrete repairs including driveways and all sidewalks, including exclusive use and shared sidewalks, David Kramer made a motion that going forward the Association is to be responsible for all maintenance, repair, and replacement of concrete in the community, excluding entryways (i.e. porch pads). The interpretation is that the maintenance carve out for driveways includes repair and replacement, as it relates to driveways, and the intent is for the HOA to be responsible for all maintenance, to include repair and replacement. The motion was seconded by Jay Varty. The motion passed 3 yes (Kramer, Varty, Diaz), 1 no (Townsend). The dissenting vote was based on the view that driveways, as an exclusive limited common element, should be treated the same as all other exclusive limited common elements with regard to responsibilities for maintenance, repair and replacement, defined consistently, with same and equal regard given for maintenance carve outs in the governing documents across all limited common elements. There was no dissent that sidewalks will be the HOA's responsibility for maintenance, repair, and replacement given that the governing documents are silent, therefore ambiguous. This vote will inform the development of new and updated Standards for owner and HOA responsibilities.

The Board also discussed the need for a long-term plan to fund concrete repairs and replacements since this component is only minimally funded.

For garage doors, the Board discussed owner and HOA responsibilities for maintenance, repair and replacement of garage doors. Per the governing documents, the Association is responsible for maintenance (i.e., painting). Garages are listed as exclusive use limited common elements in the governing documents. The governing documents also list exterior doors as being the responsibility of owners to maintain, repair and replace. The Board discussed that garage doors, which are also listed as limited common elements, are considered exterior doors and an element of the garage. Other elements such as openers, mechanics and springs, etc are considered appliances. Board members stated that the distinction between this element, garage door, and the driveway element interpretation in the previous vote, is that the garage door is an exterior door.

David Kramer made a motion that the interpretation of the CCRs is that the 7400 Association is to be responsible for the visual maintenance/painting of garage doors, and that repairs and replacement are the responsibility of the owner. Jay Varty seconded the motion. The motion passed unanimously, 4 yes. This vote will inform the development of a new Standard for garage doors. The HOA's responsibilities for garage doors are limited to painting.

The Board agrees to reconvene to discuss other outstanding issues.

Not addressed at this meeting due to time limit.

Treasurers Report

Pool and Landscape Report:

ARC Report

Old Business

New Business:

Owner Q&A

The next meeting is scheduled for October 21 at 3 PM.

Meeting was adjourned 5:05 p.m.