

## **The Pavilions**

### **Board Meeting: September 17, 2025**

Call to Order: The meeting of the Pavilions Council of Co-owners Condominium Association was called to order at 11:02 AM MST by the Board president, Mark Schafer. Board members Annie Gildner and Dan Murphy attended the meeting in person, and Melissa Wagner attended via Zoom. A quorum was present. Five homeowners attended the meeting in person and there were an additional five Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Thursday, September 11, at 12:16 p.m. and was also previously posted at the two mailboxes. The requirement of a 48-hour notice was met.

Approval of Minutes: In Rick's absence, Mark made a motion to approve the regular Board meeting minutes of August 20, 2025, which were previously distributed and reviewed by the Board. Annie seconded the motion, and it was approved. These minutes will be available on the GRCA website and sent to The Pavilions Homeowners email list.

Financial Report (Annie): Annie reported that at the end of August, our revenues for the month were \$34,768, which was \$92 over budget. Year to date revenues were \$277,389, which is \$469 over budget. Expenses for the month were \$43,016. That is \$6,857 over budget due to roof repairs, one possible roof replacement and over \$1,000 worth of chemicals for pool algae control. Our year-to-date expenses are \$278,858, which is still \$6,390 under budget, so we are doing fine. The Board discussed at length the roof inspection process and accompanying invoices. Dan is seeking information from Southwest Roofing and SunVek on roof repairs and warranties to inform long-term budgeting for replacement of 91 roofs.

The loan balance is currently \$695,633., which is \$11,321 less than last month and the total amount in our Reserve Account is \$294,053. We rolled over a CD in March that is due in September. That CD earned \$1,938 at 5%. Do we want to renew it at 3.75% or cash it out to pay down the loan? We have budget allocated for planned projects and do not currently need the cash, but we have large projects coming up like roof and tree replacement. After discussion, Annie moved that we renew the CD for another six months and revisit our cash needs then. The motion was seconded and passed unanimously.

Ten homes have sold in 2025 yielding \$15,000 in enhancement fees. Currently there is another home under contract, and two more just came on the market.

Landscaping and Irrigation (Mark): Last week's Landscape and Irrigation meeting was postponed until 1:00 p.m. today with the GRCA arborist, Chris, attending. The focus will be tree replacement and identifying around 12 trees most in need of replacement. The 2025 budget allocated \$17,680 for 10 trees. Mark stated that we could plant 12 trees for \$18,000 (\$1,500/tree). We need to discuss new tree varieties and their care. Preferred trees appear to be the acorn-less oak, acacia and Rio Salada mesquite. We need to be mindful of tree impact on driveways. One option is to plant four of each variety and monitor how they do. The October 8 meeting with GRMD will focus on fall plant replacements and boulders.

Mark provided an Excel spreadsheet comparing irrigation/water usage from January through August over the last two years. We are over 2.1 million gallons of less usage for the same period January through August, saving about \$14,000. Mark also analyzed the data by

quarters and by summer months. This shows 1.3 million fewer gallons of water used than 2024 for the same months. He attributes savings to several factors: artificial turf, fixing leaks and fewer summer days of intense heat. Pinpoint Leak Detection has been helpful. There is some discrepancy between water usage data collected by GRCA Maintenance and Dan's meter readings. Dan believes the pool water usage is appropriate. Leaks continue to be an issue throughout Gainey Ranch. We are ahead of some satellites in addressing leaks, but GRCA will need to have a huge project to replace all irrigation lines. Dan is going to seek additional information from the City of Scottsdale about irrigation line configuration.

Pool and Lagoon (Annie): Annie reported that the pool looks great after applying \$1,000 worth of chemicals and brushing problem areas with new brushes. Cleaning pool furniture is a continuing issue without sufficient manpower to keep up with it.

A leak test was performed on the pool and the data indicated no significant water loss due to leaks. The spa filter was replaced at a cost of \$795.

All fountains in the lagoon are working. We lost a significant tree around units 126-128 during the haboob, but it has been cleaned up.

Annie also mentioned that the grass around the lagoon has not been mowed for over two weeks.

A homeowner commented that the lights outside the pool gate are not functioning. It was reported to Maintenance two weeks ago. Trimming and mowing in the pool area need continuous monitoring.

Architectural Applications Update (Dan): Since our last meeting, we have had only one architectural application submitted and approved for a complete remodel with a second bath. Dan continues to follow up on issues related to earlier applications, so items don't get dropped. See the full Architectural Update below.

At last month's Board meeting, applying striping to some stairs was discussed. The painting bid was rather high, and tape is also being considered. The trip hazard at Unit 12 has still not been addressed. Deck planking and a framing member on Unit 19 are being addressed by the homeowner (not to be paid by the HOA).

Some satellites are issuing fines for unapproved work. The fine structure provides for a \$450 fine which may not be appropriate in all cases. Perhaps we should send a homeowner's email reminding owners of the application process and possible consequences for violations since structural work in a condominium affects other homeowners.

Mark provided an update on the slurry road repair. Road Runner will be out a week from today to repair all the damage. Heather will send out a notice, but we should follow up with a community email. They are going to block off the entire road like they did originally. The entire road from the pool to Unit 110 will be blocked. We will need to place notices on garage doors on Monday that the repair requires 24 hours to cure. GRCA will handle billing the responsible homeowner and we will not be involved. Mark stated that we should expect to get the \$1,440 credit from Road Runner.

Discussion ensued concerning structural work done without a permit. Jim Funk and the MAC will need to weigh in. No application should go to the MAC unless a city permit has already been issued. The MAC has been working for the last couple months on updating the MAC standards and rules that were last reviewed in 2015. They hope to have those ready by the end of the year. Dan and Mark feel many problematical issues can be solved with a revised MAC application.

Social Committee: Our first happy hour is tomorrow night at 5:30 p.m. Dan contacted maintenance about fixing the lights. Dan posted notices by the mailboxes last night and Rick will send a community email tonight.

Old Business:

a. Mark stated there is general agreement about a pool sunshade, but it would be better to wait before purchasing one. Dan would like to have our first shade in place by next April. We can build that cost into next year's budget.

b. We are seeking three competitive bids to begin roof replacement at 10 roofs in the spring and another 10 in the fall. Dan suggested that Mark ask Heather to ask Southwest Roofing (during their inspections) to list 20-25 of the worst roofs that need replacement so we can be proactive in getting the work done within budget and in a timely manner. Mark is also going to follow up on Southwest Roofing's report on all roofs that have been repaired/replaced and get warrantee information.

c. Mark is meeting with Jim Funk tomorrow to discuss credit for soil rings expansion.

d. Heather will seek bids for 43 boulders to complement fall plantings. Both Annie and Dan praised the larger boulder by Unit 51. A variety of sizes is needed.

e. Mark will seek an update of the schedule for repaving heaving sidewalks. Unit 17 was repaired quickly, but with a 'pink' concrete. The ring road sidewalk repair may be a GRCA expense, and not a Pavilions HOA expense. Mark is going to check with Heather.

Mark bought the paint needed to paint the wall behind Unit 102. That should be done by GRMD soon.

f. Dan and Annie have not yet met with Sandi to explore maintenance costs.

New Business: None.

Homeowner remarks: A homeowner commented on two maintenance issues: 1) stated maintenance schedules are not being followed, and 2) priority concrete work behind Unit 116 has not yet been done. Trimming and blowing refuse have not been done for three months in some cases. Mark mentioned that \$70/homeowner/month from our \$749/month dues goes to Landscaping. Another owner was informed that ant incursions on patios are the homeowner's responsibility.

***N.B. If any homeowner has a Maintenance issue (landscaping or physical structure), an email should be sent to Denise Burdette at [dburdette@gaineyranchca.com](mailto:dburdette@gaineyranchca.com).***

There being no further business on the agenda or comments from homeowners, the meeting was adjourned at 12:30 PM (MST).

The next regular Board meeting will be held on Wednesday, October 15, 2025, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Rick Robbins, Board Secretary

## **Pavilions Architectural Update- September 2025**

Prepared for the 9/17/25 Pavilions HOA Board meeting (Last updated: 9/16/25)

### **New since the August 2025 Update:**

#### **Architectural applications submitted:**

**8- 9/25-** Complete remodel of second bath. Approved by Pavilions Board.

## **Standards & Rules/ Maintenance issues brought to GRCA/GRMD attention:**

**Misc- 9/25-** GRMD notified about various pool and spa algae issues.

**Misc- 9/25-** GRMD notified about various irrigation leaks and landscaping issues.

**48- 8/25-** In escrow walk around completed. Grout missing/damaged in exterior steps to front door was found.

**110- 9/25-** GRCA was asked to find out what work is going on at this unit, and to request an architectural application to be turned in if applicable.

## **Ongoing:**

**Misc- 8/25-** Painting safety strips at top vertical and horizontal edges of stair noses at exterior steps not next to buildings. In process of starting this work through GRMD. **9/25-** May try a trial of reflective tape vs. painting?

**12- 4/25-** Water damage to stucco/paint on rear patio wall. Also addressed was a trip hazard from walkway to front door tile landing that was supposed to be taken care of by GRCA Maintenance Department a year ago. **8/25-** Several bids were obtained by the Pav Board for the rear patio wall work. Work being scheduled. **9/25-** Work on rear patio wall completed. **9/25-** Trip hazard on front walkway has not been addressed.

**13- 7/25-** Major remodel submitted including some structural work. Had walkthrough with owners. In process of getting structural engineering work and COS permit. Approval of application in process. **9/25-** Status of permit?

**19- 9/25-** Rear wood deck needs addressing. Is an architectural app needed?

**30- Major remodel. 3/25-** In COS for permit. A walk through with owner completed. **4/25-** Demo work started.

**8/25-** COS permit obtained. **9/25-** Work is ongoing.

**30- 6/25-** GRMD notified of some roof work needing to be done that will be easier to do when windows on this unit are being replaced. **9/25-** Not done at time windows were replaced. Was work done?

**36- Major remodel. COS permit obtained. A walk through with owner completed. 9/25-** Work ongoing.

**65- 6/25-** Ongoing regarding damage to plants from driving to avoid newly slurry sealed street. **9/25-** Ongoing?

**69- 6/25-** Ongoing regarding damage caused by driving in newly slurry sealed street. **9/25-** Ongoing.

**73- 6/25-** Extensive remodeling. Approved with stipulations. Initial walk through with owner completed. **7/25-** COS permit obtained. **8/25-** Work ongoing. **9/25-** Work completed? Unit currently for sale.

**93- Major remodel. 7/25-** Work completed? Still attempting to schedule walk through with owner and/or general contractor. **8/25-** Work ongoing amid questions about structural engineering work being done not on application. Now that Michael Hunter is gone, MAC will need to get involved. **9/25-** Has MAC weighed in?

**102- 7/25-** Ongoing violations regarding parking in driveway, driving on turf, and car repairs outside of garage. GRCA security involved. **9/25-** Issues resolved?

**117- 6/25-** Exterior paint touch-up needed and exterior door locks not to standard. **9/25-** Ongoing?

**122- 7/25-** Application received for major remodel. Walk through with general contractor completed. **8/25-** New application received adding structural work, COS permit, and structural engineer stamped plans. In approval process. **9/25-** Mark to give update.

**128- 6/25-** GRMD notified of possible roof leak. **9/25-** Addressed?

## **Miscellaneous:**

In the Pavilions there are currently:

- **2 units for sale:** 73, 76 - **1 unit in escrow:** 75

- **9 units sold since 1/1/25:** 51 (1/7/25), 42 (3/28/25), 122 (3/28/25), 13 (4/9/25), 73 (5/7/25), 117 (5/30/25), 29 (6/11/25), 122 (6/19/25), 48 (8/21/25)