

Greens Board Meeting Minutes

October 15, 2025

The meeting commenced with an acknowledgement of the Board's continued engagement and collaboration on various community projects and concerns throughout the summer.

An agenda item involved a presentation by homeowner Bill Keck (Unit 154) regarding persistent water and flooding issues affecting his property, which he states have been ongoing since 2005. Mr. Keck informed the Board that numerous professional assessments, including those from water companies and engineers, have consistently ruled *out* leaks in city water or meter-related sources for the problem. The city did not check or rule out Irrigation. He also indicated that his attempts to secure assistance from the GRCA have thus far been unsuccessful. Mr. Keck expressed his belief that this represents a broader community-wide water issue that is not being adequately addressed.

When asked by a board member if he would share reports and information he had from the City of Scottsdale and other engineering reports including alleged wells below another Greens property to the board. He refused to do so. At that point Mr. Keck informed the Board of his intention to file a lawsuit against both the GRCA and The Greens HOA Board for what he perceives as a lack of responsiveness. He angrily said to the Board, I hope you all have deep pockets.

The Board acknowledged his concerns and confirmed that it would initiate contact with the GRCA to discuss this matter further.

The Board also passed a motion that we would not agree to Mr. Kecks request to have the board approve a plan that had all Greens homeowners file a claim to pay for the Kecks repairs nor the Greens pay for their repairs *and to* turn this over to The Master GRCA Board and Jim Funk/Julia Holland, as this was a difficult situation to understand and also since he cited numerous things that were in a timeline well before the time the current Greens Board was elected.

Several new business items were also addressed:

*Community Aesthetics and Maintenance. It was noted that several homes within the community require painting and the replacement of unit name plates. Kathy Rice proposed that the GRCA Architect Committee, specifically Cheryl, be contacted to issue formal communication to homeowners, reminding them of the importance of maintaining their property's upkeep in adherence to community standards.

Landscape Enhancement Project. Concerns were raised regarding the deterioration of the landscape area situated behind the horseshoe wall, attributed to sprinkler-related issues. Kathy Rice recommended a proposal to convert this area to rock and artificial turf. She is currently

collaborating with Heather at GRCA Maintenance to develop cost estimates and visual renderings for this proposed landscape.

An important update was provided regarding the renewal of the Cox Communications contract with the Gainey Ranch Community. This renewal will facilitate the installation of fiber optics within the next year, leading to the elimination of traditional cable boxes and an anticipated reduction in monthly service costs for homeowners.

Community Social Event. To foster community engagement as residents return, plans are underway to resume social hours at the pool. The next event is scheduled for October 30, from 4:00 PM to 6:00 PM. An official email notification will be distributed to all homeowners, and a banner will be prominently displayed at the pool entrance

With no further business, the meeting concluded at 11:50 AM, following the discussion of all agenda items.

Sincerely,
Leslie Ludden/ Secretary