

7400 Gainey Club Drive Condominium Association

Board of Directors Meeting Minutes

January 13, 2026 @ 3:00 PM

A Board of Directors of 7400 Condominium Association business meeting was held. A meeting notice was distributed by email to homeowners at least 48 hours before the scheduled meeting date and time in accordance with the Arizona Open Meeting Law.

Board members in attendance: Jay Varty, Jill Townsend, David Kramer and George Diaz.
Owners in attendance: Linda Hardy. GRCA employees in attendance: Julia Holland and Heather Anderson. The meeting was called to order at 3:05 pm with a quorum present.

The December 16th, 2025 Board Meeting Minutes were reviewed and approved with minor clarification regarding upcoming meeting dates. David Kramer moved to approve with this modification; Jill Townsend seconded. Minutes were unanimously approved.

Treasurer's Report for November: by Jill Townsend

- Operating Cash: \$39,927 as of November; Reserves Cash: \$341,632
- Projected year-end Operating surplus: \$6,000-8,000 after adjustments
- Water significantly under budget by approx \$10,000; pool over budget by \$4,800; plant budget under budget this year also.

Previously on December 31, 2025, the Board voted unanimously to approve the following 2026 Budget:

- Operating budget increase: \$21 per unit/month
- Reserve budget increase: \$45 per unit/month
- Total monthly dues increase: \$66 per unit/month; Total dues contribution per owner per month increased from \$431 in 2025 to \$497 in 2026
- Total approved 2026 Reserve projects: \$129,628 including north pool and spa pebbletek resurfacing including Kool deck acrylic reseal if needed, balcony deck membrane resurfacing for remaining 20 medium decks, and garage door paint refurbishment for approximately 30 garage doors

Reserve Fund investments and liquidity needs:

- Current CDs: \$190,000 invested as of Oct at various rates of approximately 3.5%; approx \$148,000 money market funds. There is a 6 month minimum term for a reasonable rate.
- Near-term liquidity requirement: \$130,000 for approved projects plus \$30,000 emergency fund
- Exploring flexibility to use different banks for better CD terms
- Julia stated she would get back to us on banking options. David Kramer stated we need shorter terms options for CDs.

Old Business

Concrete Repairs/Replacements and Grinding

- Trip hazards identified throughout community requiring grinding
- Heather Anderson reported that two Pavilion units were remaining to be done, completion by next Tuesday, before 7400 can begin (grinding 2-3 days duration, then concrete). Notice to go out to owners prior to commencing work.
- Community pays materials only (\$700-800), Gainey Maintenance provides labor on an 'as available' basis.
- Unit 146 driveway failure due to broken water supply line underneath concrete, not compacted properly by contractor doing line repair, should be warrantied by contractor.
- No comprehensive maps exist showing water line locations under concrete, per Heather.

7400 Standards and Rules Update

Jay Varty provided update on Standards revision:

- Legal review completed with 91-page redlined document received
- Board to review and approve final revisions before next meeting
- Final redlined Standards to be finalized by the next meeting.

Garage Door Paint Blistering

Jay Varty reported on garage door refurbishment project:

- Approximately 20-30 doors requiring complete paint removal and refinishing
- Scope still undefined: Chemical or sandblasting removal down to metal
- One or two doors need dented panel replacement (homeowner responsibility)
- Original door panels discontinued and thus a full garage door replacement may be necessary, though similar doors are offered in the marketplace. Gainey Maintenance will advise.
- Bid collection (from G&C Custom Painting, Tru-line Painting and a third vendor) and work completion targeted within 30 days, per Gainey Maintenance.
- Heather Anderson stated replacement cost for garage door is \$2,400. She said original doors no longer available and for those needing panel replacement, that is a problem since door 'texture' is different.
- David requested to get bids and get this project on the board in the next 30 days. Heather agreed.

Cul-de-Sac 2 and 3 Renovation Plans and Bids

David Kramer discussed Cul-de-sac 2 and 3 landscape renovation projects:

- Projects postponed due to budget constraints to avoid Reserve Fund deficit

Irrigation System Main lines Replacement Plan and Bids

David Kramer provided irrigation system main lines assessment:

- 30+-year-old system experiencing frequent failures
- Failure rate: 2-3 lateral line breaks per week, 24 buildings
- Root causes: Age, root intrusion, and soil settling
- Full replacement postponed due to budget constraints, fundraising ongoing
- Ongoing repair program with Gainey Maintenance dedicated irrigation technician

- Heather discussed irrigation lateral breaks at 101 and 102, and issue at 148.

Pool and Landscape Committee Report: by Jay Varty

Pool Infrastructure Issues

- North pool and spa plaster finish deteriorated due to unbalanced water chemistry
- Spa tiles coming loose requiring replacement
- Work must be completed by March, NLT April before hot weather.
- Estimated downtime: 10-12 days, 2 weeks max.
- Timeline for work: March
- Estate club pool can be used during this period.

Stucco Walls: north and south pool, mailbox pavilion

- Walls around both pools experiencing moisture damage from landscaping irrigation
- Solution requires excavation, waterproofing, and re-stucco work
- Coordination needed between pool resurfacing and wall repair contractors
- Recommendation to replace high-water plants with drought-resistant varieties and irrigation needs to be moved further from the wall. This will be a ten year fix per Heather.
- Estimate from G&C no longer valid, need to obtain new one.
- Discussion between Jay and Heather re steps involved in the project.
- Jay asked Heather to come back with a proposal with all steps involved.

Balcony Deck Membrane Resurfacing Inspections

- All 72 decks require bi-annual inspections
- Heather Anderson stated three contractors (Firesky, Cyrus, and Fresco Deck) contacted with January 15th deadline for proposals
- Inspection to include small, medium, and large balcony decks plus mechanical areas
- Inspections are needed as a basis for obtaining bids for resurfacing work needed this spring.

Perimeter walls:

Discussion by David Kramer as to how these are maintained and whether Golf Course is responsible. Deterioration of the stucco, etc.

Planters in pony walls:

Jay Varty stated these are in bad shape and we should add to the scope for stucco walls. Discussion of plant choices for these planters. Decision to choose thornless flowering succulents for the planters. Jay stated this is a maintenance issue, GM is requested to take care of.

Jill Townsend requested from Heather and Julia an updated scope of work for Building and Landscape Allocation for 2026.

ARC Matters: by David Kramer

127- no new travertine installed per application, no updates.

109- used ratchet straps to pull Mediterranean palm away from the wall, said they have trimmed the palm thickness but not the height, David suggested Board members form a committee to meet with Julia to come up with a solution. Jill Townsend and George Diaz will work with Julia Holland. David Kramer states their irrigation needs to be off the community irrigation system in

30 days. George Diaz states Standards have been broken. There has been no enforcement action by GRCA. Julia Holland agrees there is a lack of enforcement problem and a process problem.

Julia Holland will address unit 109 architectural compliance issues.

103- Roof repair contractor reported Unit 103 skylight was bad and needs replacement. Discussion about Gainey Maintenance responsibility for notifying owners of skylight issues noted on roof inspection reports.

General and Administrative Follow ups:

- Gainey-wide pest control enhancement budget approved, implementation pending by GRCA. Sky Blue contract to be discussed in more detail next meeting.
- SW Roofing roof inspection report from December cleaning still pending after multiple requests, Heather Anderson stated 4-8 weeks to get the report. Also noted that a notice did not go out to owners prior to December roof cleaning. Discussion about skylight concerns reported to GM and follow up needed. Process improvements needed per Julia. Discussion about software needs for documenting follow ups.
- GRCA communication process gaps identified in owner compliance violation follow-ups

Action Items

@Heather: Obtain balcony deck membrane inspection proposals by January 15th

@Heather: Collect garage door paint refurbishment bids including GC Custom Painting

@Heather: Coordinate pool resurfacing and stucco wall repair timing

@ Heather: Coordinate pool/spa resurfacing bids for March project timeline.

@Heather: Come back with proposal for stucco repair steps discussed.

@Julia: Research CD investment flexibility with different banks

@Julia: Implement improved pest control contract coordination

@Board: Review and approve final Standards and Rules revisions

@Julia: Julia Holland to address Unit 109 architectural compliance issues

@Julia: Implement process protocols for ARC compliance matters

Owner Q&A; Meeting adjourned at approx 4:35 pm. Next meeting date February 10, 2026 at 3 pm.