

**8989 GAINY CENTER DRIVE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MARCH 2, 2026**

**1. Call to Order and Determination of Quorum -**

- Board Members in attendance: Claudette Muller, Diane Tuton, Roz Capello, and John Barnes.
- Board Members absent: Josephine Chiu

**A quorum was declared, and the meeting was called to order at 2:30 pm.**

- Resident(s) in attendance: Mr. Carl Sunby (Unit 222).

**2. Homeowner Comments/Discussion -** There were no discussion or comments.

**3. November 24, 2025, Board Meeting Minutes -**

**MOTION:** The 8989 Board unanimously approved November 24, 2025, Board Meeting Minutes as written.

**4. December 2025 Financial Statements Review -**

- YTD Expenditures – Operating expenses are \$9,812 less than budgeted. There are a couple of December charges that need to be moved to Reserves that pertain to Landscaping (total \$1,897.68).
- Revenue/Assessments – The majority of Owners are current on payments.
- Water Usage Report – The December YTD 2025 Report appears to be over-reporting water usage. GRCA staff and the Board are working to resolve the issue with the monthly Water Usage Report.
- Cash Balance – In good shape. 1.1 months cash available on hand which is recommended.
- Reserves – Over Budget by \$63,459 due to repairs for two (2) building tile roof leaks, six (6) Unit walk decks, pool gate, and deck, 15 main water line breaks, and multiple tree and shrub irrigation lines. We must continue replacing troublesome irrigation lines in 2026. The Board replaced three (3) garage doors due to structural failure (113, 231, 118), with the cost of one (1) door being charged to the 2026 Operating Budget.
- 8989 Community Enhancement Fee – \$24,800 was collected in 2025 for eight (8) Unit sales. The 8989 Community Enhancement Transfer Fee increases to \$3,720 effective March 1, 2026.
- 6-month CD - \$150,000 CD matured on January 31, 2026. HOA earned \$6,080.67. \$156,157.65 has been reinvested in a 6-month CD at interest rate of 3.6%. The CD matures on August 5, 2026.
- In April and May we may need to discuss a 10% Capital Improvement Assessment (CC&Rs Article 6 Section 1) to provide additional funds for unanticipated and unbudgeted Reserve expenses associated with building and landscaping repairs (roofs, decks, damaged irrigation, dead tree and shrubs, pool & spa, lights) which are necessary to maintain the community's infrastructure. A ten percent (10%) assessment provides \$43,027 (\$597/Unit).

**5. Discussion and Actions regarding the following Items:**

**OLD ITEMS:**

**A. Building & Landscaping 2025 Projects -**

- Spa Heater Replacement – The Board unanimously approved \$5,998.63 for the installation of a new spa heater by One Pool Service.
- Pool Equipment Enclosures – The Board unanimously approved \$975 for the repair of the two (2) pool equipment room doors by COVA Contractors, LLC
- Decorative Planters and Sculptures – The six (6) planter and sculptures were installed in early January 2026 for a total cost of \$13,400.
- Pool Umbrellas – Two (2) umbrellas were installed in October 2025 for a total cost \$1,078.93. We will be placing signs on each of the umbrellas to remind users to close the umbrellas when they leave.
- Pool Side tables – Four (4) side tables were placed in the pool area in January 2026 to replace damaged side tables for a total cost of \$1,080.37.
- Trees and Shrubs Replacements – The fourth and final phase of replacing 34-year-old irrigation lines, trees, and bushes in the areas between unit driveways was completed in December 2025. The large visitor parking island landscape renovation was also completed in December 2025. This involved replacing 34-year-old irrigation pipes and damaged/missing trees and shrubs.
- Pool Bathrooms Repair/Renovation – Scheduled for completion in March/April by Maintenance staff and should cost less than \$800.
- Structurally Damaged Garage Door Replacements – Two (2) structurally damaged garage doors were replaced in 2025 at a total cost of \$4,290. Other doors damaged by the Owners were replaced at their expense. All replaced doors are following the 8989 Standards. Funds are budgeted annually in the Reserves to replace three

(3) structurally damaged garage doors. Our garage door installer has indicated that the current style of garage doors may be discontinued after March 2026. A suggestion was made to purchase three (3) doors (if available) until we can locate a similar door style. The contractor would store them for us. Cost would be \$2,145/door from the Reserves. The Board unanimously approved \$6,435 to purchase and have the garage door contractor store three (3) garage doors.

- *Dansons Corporate Center Issues* – GRCA staff, Heather Anderson and Claudette Muller met with both the Owner and Operations Manager of the Dansons office building. They have agreed to work with us to have the building lights turned off at 10:00 pm and trees trimmed twice a year. The patio area near Building 5 is being maintained and clear of debris. The one (1) large dumpster is being replaced with two (2) smaller ones with covers. We requested they be placed close to the perimeter wall to be less visible to the second-level Units in buildings 1 through 2. We also requested the dumpster end doors face away from the wall and outwards towards the open parking area. They understand the concerns the Unit Owners in Buildings 1 to 5 (along our East perimeter wall) have regarding the view of the Corporate Center from their windows. The building owners want to be good neighbors and are willing to work with us on our concerns. We will continue to monitor the situation. We are also looking at the cost of planting some bushes and trees to better shield the rear Corporate Center patio and perimeter wall from buildings #1 through 5.
- *SUNVEK Walk Deck Membrane Repairs* - We are filing a claim with Arizona Registrar of Contractors to recoup approximately \$18,000 from SUNVEK the HOA incurred for repairing walk decks not properly refurbished by SUNVEK in 2023. SUNVEK did not complete the project in accordance with the contract and refused to make repairs within the 2-year warranty period.

B. ***Standards & Rules Compliance*** – The following is a list of CC&Rs violations for which residents continue to be cited. Continued violations may result in fines and special assessments being applied:

- Garage doors being kept open for lengthy periods of time. The CC&Rs require the garage door to remain closed when residents are not actively entering or exiting the garage.
- Continuous parking of vehicles in Unit driveways and Visitor parking areas overnight without a valid temporary parking permit. Security staff are citing vehicles not displaying a temporary parking pass in the vehicle's front window. Security staff informs residents and visitors about the requirement for temporary parking permits and how to obtain them. Residents are required to park vehicles in the garage.
- Trash bins being placed at the curb too early the day before trash pickup and not being removed and stored in the garage by midnight the day of trash pickup.
- Two Units were billed for damaging newly planted shrubs with their vehicles. Residents, guests, and contractors must be careful when parking vehicles in Unit driveways.

C. ***Architectural Applications Processed*** – The Board completed the review and approval letters for five (5) Architectural Applications in December 2025 through February 2026.

## **NEW ITEMS:**

### ***A. Building & Landscaping 2026 Planned Projects -***

- *Pool Deck Repair/Resurfacing* – Pending. The Board has requested quotes to complete this Reserve project in 2026.
- *Small Pool Heater Replacement* – Pending. Leslie Pools has not been very responsive. They want to charge us more than what was originally quoted (\$99) to replace a part under warranty. We must use them to install the part to maintain its warranty.
- *Pool Tile Cleaning* – Pending. The Board has requested quotes to approve.
- *Pool Furniture Renovation* – Some of the metal pool loungers and chairs are showing rust. We will request a quote for refurbishing the metal furniture since they are still in good shape. The Bliss fabric cushions are doing well.
- *Pool Fireplace Pots and Plants* – Pending. There are two (2) cement pots with sad looking cactus plants by the fireplace in the pool area. It is recommended we replace the cactus plants (that do not get watered) with metal sculptures similar to the others we purchased. These would be smaller in size.
- *Sidewalk and Driveway Cement Repairs* – Maintenance is in the process of repairing a few driveway and sidewalk slabs that are either tripping hazards or have major cracks. The repairs are being completed using staff value added hours. The cost for supplies is minimal. We prefer to allow staff complete these small cement jobs since they do an excellent job matching the pinkish cement color.
- *Trees, Shrubs, and Irrigation Replacement* - The areas between Unit driveways are being graded and new mulch is being placed by GRCA staff using value-added hours. This should be completed by the end of March with value added hours.

Tree trimming will begin in March/April. Heather and I will walk around the community grounds in March to identify dead/dying plants and trees needing replacement and trimming.

The renovation of the irrigation and old shrubs in the smaller visitor parking island to the west will begin in April. The cost and timing to replace the irrigation and old shrubs inside the West and East perimeter walls will be determined.

- Gravel Removal and Mulch Installation – We are working with GRCA staff to determine the cost and timing to grade and replace the gravel with mulch in areas on a priority basis (building front, sides, and rear areas).
- Pressure Release Valves (PRV) Inspection Program – This is scheduled for March 9, 2026. There are several Owners who did not repair their PRVs last year. They will be required to do so this year. If necessary we will have it done for them and they will be billed. This program is important to minimize risk exposure and keep the HOA insurance costs low.
- Walk Deck Membrane Inspection Program – We are still looking for a Contractor to do the inspections for 25 buildings (92 walk decks). The one that has provided us with a quote declined the inspections because of the scope of work to be completed.
- Flat & Tile Roof Inspections Program – The first inspection by Southwest Roofing is scheduled for March 9, 2026. We will receive the Report in April.
- Pedestrian and Landscape Lighting – Ground lighting needs to be either repaired or replaced and is an important part of our infrastructure since the CC&Rs require walkway and landscape lighting be maintained by the HOA. The project involves identifying how many walkway lights we have, the minimum number needed, and type of light style appropriate and easy to maintain. Each of the current light fixtures costs over \$150 to replace and replacement parts are not available. Many are severely damaged. The CC&Rs require walkway lights to be installed and maintained by the HOA. This project needs to be completed so it may be included in the Reserves for future replacement based on useful life.
- HOA Insurance Coverage Renewal for 2026/2027 – Pending. We should have quotes available for our consideration in April.
- 8989 Reserve Analysis – 8989 will be one of the first communities to work with consultants hired by the GRCA to complete a comprehensive review of Reserve components and verify assumptions are accurate. There are many infrastructure components that will need to be added to the Reserves.
- Pool Heating Schedule – Heating is scheduled to be turned off on April 20, 2026, depending on the weather. Cooling wands to be installed on the large pool when temperatures reach and continue to be above 100 degrees.
- Unit Rentals – There are currently seven (7) Units rented (110, 138, 144, 147, 249, 202, 225) through April 2026. Owners are required to provide a copy of the Rental/Lease agreement to the GRCA Administration Office. The 8989 CC&Rs Article 9. establishes the Rental/Lease requirements and requires Units to be leased/rented for a minimum of 30 days.

## **B. Council of President's Meeting Information -**

- Sales Disclosure Process– The document has been automated and provides us with additional flexibility to include specific items with which we have had issues in the past. These items are being included to clarify restrictions associated with the One Dog/Two Cats Rule, Parking and Use of Garages and Visitor Parking, and Architectural Applications required for internal and external changes. We may add more items if necessary. We also identify items that are not in compliance with established standards and must be corrected as part of the sale (gates, PRVs, awnings, garage doors, etc.). We will be adding the requirement for smoke and fire detection systems be operational in accordance with CC&RS Article 4.8 as an important part of our Risk Management program.
- Security – A pilot program is being implemented to install a vehicle identification device at our entry gate to track Amazon and other delivery vehicles and drivers. 8989 community is involved in the pilot program.
- Software Systems Modernization – The GRCA Management Office is looking to transition to an integrated, online management system for operational improvements to reduce staff and office expenses.
- Operations - Conduct a cost and service analysis to compare in-house services with outsourced options. Outsourcing may not be appropriate in all areas since satellites have unique requirements..
- Reserve - Complete a comprehensive review of reserve components for all satellite communities to verify inventories are current and funding assumptions remain accurate. We will be one of the first to be involved in this. We will want to add components to the Reserve (lights, sidewalks, roads, irrigation, etc.).
- COX – Preliminary work on the fiber optics project to begin soon. They are still working on the design plans and getting city permitting. The work involves cutting into asphalt. Laying new cable will be scheduled to minimize impact on communities and will begin with communities planning to resurface and slurry seal their streets this year, starting with the Courts.
- Purchasing Policy – The Executive Director has proposed certain Purchasing Authorizing Limits for satellites. The 8989 Board is reviewing the proposal and will modify it to meet the needs of the 8989 HOA.
- **8989 HOA Annual Meeting** – We will distribute the *2026 Annual Meeting Agenda, 2026 Ballots and Candidates Bios, 2025 Financial Documents & Charts, 8989 Board 2025 Annual Report, and 8989 Board Business Meeting Agenda* (an organizational meeting held after Annual HOA Meeting).

**6. Adjournment** – The Board adjourned the meeting at 4:00 pm.