

7400 E Gainey Club Drive Condominium Association
Minutes of the Board of Directors Meeting
April 1, 2026 at 3:00 pm, Estate Club Board Room

A business meeting of the Board of Directors of 7400 E Gainey Club Drive Condominium Association 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 were: Jay Varty, Jill Townsend (via Zoom), David Kramer and George Diaz (via Zoom). Also present: Julia Holland (Executive Director), Heather Anderson (Gainey Maintenance). Owners in attendance: Tom Bird (via Zoom). A quorum was declared.

President's Summary of Election Results and Board Officers: David Kramer was unanimously reelected to the Board of Directors. No other candidates submitted their names for the open seat; therefore, one board seat remains vacant. Board members and officer positions remain the same as last year.

Approval of February 10, 2026 Board Meeting Minutes: The February 10, 2026 Board Meeting Minutes were approved with one correction to the spelling of Sary Kramer's name (correct spelling: Sari Kramer).

Reserve Projects Status – David Kramer / Julia Holland / Heather Anderson

1. North Pool and Spa Resurfacing – Scheduling of Work: Heather Anderson reported that the paperwork for CDC Pools was completed and submitted. The contractor is extremely busy, and the start date is still to be determined. The Board expressed a desire for a firmer timeline and requested that Denise keep the Board updated on scheduling progress.
2. Garage Door Blistering – Bids Requested: A corrected scope of work was issued. Contractors have been given 10 days to two weeks to submit revised bids. The Board emphasized the importance of clear, consistent scopes of work to ensure comparable bids and proper accountability.
3. North and South Pool Pony Wall Planters, Mail Hut Stucco Repairs, and Related Work – Bids Requested: The scope of work was refined to segregate the planter block work and include metal fencing/gates/gravel installation. The mechanical (pool) hut roof repairs (wood replacement, nailing, scraping, and painting) will also have a separate scope of work. Heather Anderson confirmed she has a

scope prepared for the planters. Metal fencing needs to be added. The Board requested review and approval of the final scopes before bids are solicited.

4. Concrete Grinding and Repairs – Value-Add Work by GM. Heather Anderson reported that all grinding is complete and six slabs have been repaired. Additional slabs will be addressed incrementally due to workload across multiple communities. She will return on Monday to spray-paint (washable) markings on the worst slabs to clearly identify them for the building department and owners. Unit 146 was noted as a priority.
5. Balcony Membrane Deck Inspections (All) – Bids Requested Julia Holland and Heather Anderson met with Berlin Construction (a contractor recommended by the courts for similar work). Berlin has been asked to provide a bid for full inspection of all 72 decks, including photographs and documentation. A proposal is expected this Friday. One smaller contractor declined due to the project size. Sunvek was ruled out due to ongoing warranty and performance issues because they were bought out. Heather stated the balcony deck inspection in the past was a spot check, not comprehensive. Heather says October is a good time for resurfacing. She said winter is the worst time to do the work. She reminded of the problems getting owners to move their deck furniture. Notice needs to be given.
6. Balcony Deck Membrane Resurfacing – 20 Medium Decks Remaining to be done – Bids Requested: Discussion focused on whether to wait for inspection results before bidding resurfacing or to proceed in parallel using the 2024 inspection report for prioritization. Heather Anderson advised that summer (through September/early October) is the optimal season for membrane work due to curing requirements. The Board agreed to move forward with bids based on the existing inspection data for the priority medium decks while awaiting the new full inspection.
7. Heather stated gravel project will start in 2 weeks. It will be stored for 5 days in parking lot of Culdesac 3.
8. Discussion regarding longevity of the foam roof. Heather stated we should only do 2 foam roof recoats. Pavilions is doing a complete tear off, refoam and recoat. No other satellites have done a complete tear off. A recoat lasts 10 years. Jay mentioned American Solar can give a 20 year warranty based on different products used. David asked Heather what 7400 can do to prepare for this issue. Heather says we are in good shape in terms of our flat roof. She said there are not a lot of leaks reported for 7400. Julia states that the new Reserve Study will plan for this. Discussion of Southwest Roofing, they do our roof cleaning and inspection. Jill suggested we need a consultant to review the condition of our foam roof and make a recommendation. Heather suggests “SW Roofing Consultants”. This is different company from “SW Roofing” who does our roof

cleaning and inspection. Heather will send us a report from SW Roofing Consultants -she will provide to our Board. Jay asks if there are any other roofing companies that provide this consulting. Such as American Solar. Jay asks if we can withhold payments to roofers until they provide their reports. Heather agreed. Julia said we should withhold 50% of the amount until we get the reports.

9. Reserve Study- New company being used Gainey-wide per Julia. Study will commence soon.

Pool and Landscape Committee Report – by Jay Varty

No formal report was presented. Pool related projects discussed above.

Architectural Committee Report – by David Kramer

David Kramer reported that zero Architectural Review Committee (ARC) applications were received in March, which is unusual. Some trades people have been observed on the property, but no formal submissions have come through the Board. Julia Holland will check with Sheryl at GRCA to determine if any applications were reviewed directly by the MAC.

Unit 109 Update Sheryl W. spoke with the owner regarding the remaining violation (panels). The owner stated she purchased the home “as is,” was not informed of the issue, and is unwilling to submit any further applications or make changes. The Board will review options and formulate next steps.

Schedule ARC Site Inspections: The Board agreed to schedule site inspections (ideally with as many Board members as possible) to review compliance with the newly adopted Standards & Rules. Julia Holland will provide available dates; David Kramer and Jay Varty expressed interest in participating. Jill will be out of town.

Old Business:

- CD Investment Flexibility: Jill Townsend reiterated the need for shorter-term CD options (30-day and 90-day) and *more competitive rates* on both CDs and the money market account (currently earning only 0.2%). Julia Holland will discuss options with Sandi and First Citizens Bank, leveraging the volume of Gainey Ranch funds. Possible meeting to further discussions.
- New Pest Control Contract thru GRCA – Blue Sky Pest Control: The community switched to Blue Sky Pest Control company effective March 1, 2026. Exterior general pest control is now covered by this firm. Homeowners interested in interior add-on service (e.g., roaches) can opt-in at a discounted rate. Julia

Holland will prepare and distribute an informational packet/email to all owners explaining the new service and options. SOS still vendor for termite spot treatment program. Heather will send us budget information for new general pest control program including rat control.

- Insurance Renewals – May 1: Quotes were received and reviewed. Motion: Jay Varty moved to approve renewing the building insurance with Arden Insurance (new carrier, approximately 30% savings / \$8,000 lower than Hartford renewal) while renewing the incumbent Directors & Officers (CNA) and Umbrella (Federal) policies. David Kramer seconded the motion. The vote was unanimous. Note: The new carrier may conduct a site visit and identify minor items requiring attention. We have a new building insurance carrier: Arden. Julia states 4-5 satellites are also with Arden. Jay and David reviewed the bids and spoke to the agent Scott Shirley.
- Status of Tile Roof Warranty Follow-up from Dec. Roof Inspection. Overson Roofing vendor is scheduled to perform the warranty work to replace sliding row of tiles on Building 21 next week at no cost to the Association.
- Julia to Research Perimeter Wall Maintenance Responsibility: David noted that 7400's own irrigation sprinklers (not the golf course) are primarily responsible for wetting the perimeter wall along the golf course edge. He requested that maintenance check sprinkler aiming and repair any damaged heads caused by golf course mowing equipment. Heather Anderson agreed to have the water team inspect and adjust as needed.
- Golf Course Watering Issue Update covered in the perimeter wall discussion above. No additional action required at this time.
- Status of Improving Process Gaps in Violation Follow-ups: The Board continues to work with Gainey Ranch on better communication and follow-through regarding violation and compliance notices.
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Treasurer's Report for January/February 2026 – by Jill Townsend

- Operating Cash (end of February): \$61,825
- Reserve Cash: \$373,509
- Operating Surplus (through February): \$1,037
- There was one Reserves expenditure: Only One Pool vendor \$5,999 new heater for north pool.
- One enhancement fee received Jan.

The 2025 operating surplus of \$13,944 was discussed.

Motion: Jay Varty moved to transfer the 2025 operating surplus of \$13,944 from Operating Cash to Reserves. The motion was seconded by David Kramer and carried unanimously.

Additional discussion covered liquidity needs for upcoming reserve projects (pool resurfacing, garage doors, balcony work) and the recent \$10,564 in legal fees charged back by GRCA for the Standards & Rules review by Mulcahey Law firm (bringing the total cost significantly above the original \$2,800 Mulcahey estimated).

Owner Questions:

Tom Bird commended the Board on the new Standards & Rules document. He suggested adding specific language clarifying that window replacements must comply with current City of Scottsdale building codes (ICC / IECC), as code changes every three years and conflicts have caused issues in the past.

The Board responded that the document already contains language (per attorney recommendation) stating that applicable City of Scottsdale or Arizona state law takes precedence over the Standards & Rules in the event of any conflict. The Board agreed to double-check the wording in the window section of the MAC guidelines for clarity.

No additional owner questions were raised.

Adjournment: The meeting was adjourned. The next regular Board meeting is scheduled for Friday, May 1, 2026 at 3:00 PM.

Action Items:

@Heather to send Board sample SW Roofing Consultants report

@Julia to follow up with First Citizens on CD terms and rates/including MM

@Heather to send Board budget /information on new Blue Sky program

@Board to compare MAC guidelines for windows

@ Julia to research perimeter wall maintenance responsibility

@ Heather to have her water team inspect perimeter walls and adjust sprinklers accordingly

@Julia to check with Sheryl to see if any 7400 ARC applications went to the MAC