

# **8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS BUSINESS MEETING MINUTES AUGUST 18, 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: Beth Seldin

**A quorum was declared, and the meeting was called to order at 2:33 pm.**

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

## **2. Homeowner Comments/Discussion -**

There were no comments or discussions.

## **3. May 19, 2026, Board Meeting Minutes -**

**Action taken: The 8989 Board unanimously approved the April 14, 2026, Board Meeting Minutes as written. (Motion made by Diane Tuton; seconded by Roz Capello).**

## **1. April, May & June 2026 Financial Report – Review**

- YTD Expenditures & Revenues – Operating expenses and revenues are within the annual allocation. Through 6 months (50% of the year) we have spent 43.3% of the annual budget. Cash Balance – Good at about 1.2 months. Target is 1 month.
- 8989 Enhancement Transfer Fee Collections & Unit Sales in 2026 – The \$16,740 is from five (5) Unit sales from January through June.
- Regular Assessments – The majority of Owners are current on payments.
- CD – 3-month CD with 4.0% interest rate for \$158, 970. The 3-month rate was better than a longer term. Renewal date is November 5, 2026. The CD interest rates and amount will be reviewed in late October before renewal.
- Water Usage Report through July 2026 – YTD usage is 33% over YTD 2025. The water usage increased during April through June over the same period in 2025. This is associated with the increase in temperatures and seasonal averages. APS website indicates that the YTD, 2026 is about **half a degree to one degree hotter on average than 2025**, but with more extreme heat events and record-breaking seasonal averages, making it one of the hottest years in the Valley's history. We have had to increase watering in a few areas. However, YTD 2026 expenditures are within the annual budget and only 15% over YTD 2025.

## **2. Consideration and Possible Action regarding the following items:**

1. Walk Deck Membrane Inspection Quotes – This project involves inspection of 92 walk decks to reduce risk of leaks into Units. This project is part of 8989's Risk Management program to lower the HOA insurance rates and repair costs. Only two contractors bid on the project.
  - Evolution: \$8,500 – Used at another satellite and did a good job. Will inspect all the walk decks (approximately 92) by end of December 2026. The Contractor will provide a written report and photos identifying items requiring attention by the Unit Owners and HOA. The walk-deck inspections should be completed once/year.

- Berlin: \$10,500

**Action taken: The Board unanimously awarded the contract for the Walk Deck Membrane Inspection to Evolution for \$8,500 from the Operating Budget. The project is to be completed by the end of 2026. (Motion made by John Barnes; seconded by Roz Capello).**

2. Pool & Spa Deck Acrylic Recoating (2026 Reserve Project) Quotes – Three (3) bids received:

- Cool Deck Restoration: \$7,950 (one (1) year warranty) Repair chips, crack, and missing/damaged concrete around skimmer baskets). Apply deck coating over cool deck.
- Platinum: \$18,000 (one (1) year warranty) – does not complete work and poor-quality work
- CDC: \$14,000 (1 year warranty)

**Action taken: The Board unanimously awarded the contract for the cool deck repairs and restoration to Cool Deck Restoration for \$7,950 from the Reserves. The project will be completed in September 2026. (Motion made by John Barnes; seconded by Diane Tuton).**

3. **Status Report regarding the following items (45 min):**

1. Roof & Drains Inspection Report – Flat roof drains cleared and broken tiles repaired. Debris on flat roofs removed. Buildings with trees and palms around them have the most debris. Additional tree trimming is scheduled to be completed during the next few months.
2. Irrigation & Landscape Repair/Renovation Project (CIA) – This project is scheduled to begin in October once the temperatures cool and the funds are collected. The Board will work with GRCA staff to determine costs and prioritize the areas to be addressed.
3. Security: The Board approved the following actions based on homeowner requests for improved security:
  - Motion-detection Lights – Installed behind unit 144 and on Building #5.
  - No Trespassing & Video Surveillance signs – Installation pending.
  - Front Entrance Gate Exit Camera – Installation pending by GRCA Security.
  - Pedestrian Gates Sidewalk Lights – Work Order pending.
4. Pool and Spa Repairs & Tile Cleaning – Completed in June. Contractor did a good job. We have this scheduled for twice a year. Next cleaning will be in late December/early January.
5. Small Pool Heater Replacement – Scheduled for installation in early October by GRCA.
6. Pool Bathroom Renovation – Completed. Floor tile cleaning to be scheduled.
7. Common Area Railings & Utility Boxes Refresh – Work orders have been submitted to repaint the utility boxes. Two exterior railings by Units 132 and 115 have been repainted.
8. Tree Trimming & Replacement – Sissou and Eucalyptus trees throughout the property are being trimmed in the next few months. Sissou tree near Unit 145 must be removed since it is causing infrastructure damage to the perimeter wall and landscaping. The tree will be replaced. Mastic tree at pool was uprooted during a recent storm and will be replaced with a palm tree to reduce debris in the pool area and maintain the pool landscaping theme.

9. Gravel Removal and Mulch Installation – GRCA staff is continuing to remove old gravel, regrade the soil and install mulch in the landscaped areas between the Unit driveways. Environmental Consultants hired by GRCA recommend mulch rather than artificial turf and gravel to lower ground temperature and improve the condition of the soil and plants. Gravel retains excessive heat and hardens the soil as it erodes. Mulch includes a binding agent to remain in place. Mulch is less expensive than gravel and is better for the plants and soil.
10. Pressure Release Valves (PRVs) Inspection - All but one (1) of the bad PRVs have been repaired or replaced. The Board is working with GRCA staff to resolve this issue with the Unit Owner.
11. CC&Rs Compliance – A couple of violations are being addressed by the Board.
12. Sidewalk Lighting Replacement Project – Pending. Consultants are still gathering the data. Priority is pedestrian walkways and landscaping to replace old and damaged walkway lights and provide better lighting. Various lighting fixtures will be reviewed for appearance, lighting, maintenance, and cost. Estimated cost per light range from \$125 to \$200. No funding in Reserves. This may require a Capital Improvement Assessment. This item and others will be added to the Reserve list for future funding based on useful life. Pedestrian and landscape lights were last replaced in 2017.
13. Architectural Applications Received & Processed – The Board has processed a total of thirteen (13) applications from January through August. Seven (7) of these applications were processed from May through August.
14. AZ Registrar of Contractors – Pending. Az ROC awaiting SUNVEK's response. SUNVEK has until September 12, 2026 (90 days) to respond to the complaint.
15. GRCA COX Fiber Optic Cabling Installation Project – Pending. Consultants are working with GRCA staff to find best option for getting new cable to upper-level Units.
16. GRCA Reserve Analysis Project – Consultants are still gathering information and data from GRCA staff.
17. GRCA Landscaping & Maintenance Services Review Project – Council of Presidents is reviewing information submitted by two (2) landscape contractors to determine the feasibility of using an outside landscaping service. Data is still be collected for review by the Council of Presidents.
18. 8989 Standards & Rules – Continuing to update the document to reflect new GRCA policies and procedures, and new Arizona legislation.
19. GRCA 8989 Front Area and Exterior Perimeter Wall Landscaping Refresh – Working with GRCA staff to improve the exterior landscaping appearance. Many of the shrubs (33 years old) are in bad shape and need replacement. GRCA pays for exterior landscaping and maintenance.
20. GRCA Software Upgrade – Pending. The new system is anticipated to go live this Fall. The various software platforms will be integrated into one integrated management system. The gate access system is not included in the software upgrade and consolidation. Training GRCA Administration will provide materials.

4. **Adjournment** – The Board adjourned the meeting at 3:53 pm.

**Submitted by:** Beth Seldin, 8989 Board Secretary.