Attendees:
Julia Holland
Carl Huffstutter
Karen Huffstutter
Joan Raskin
Homeowners

AGENDA

Old Business:

1. Loop Road

- Units 10-42 – The facilities & Grounds Committee is recommending to the Executive BOD that instead of single-family homes along the loop road bearing the cost of maintenance that Everyone in GRCA take over the maintenance costs.
- Needs to be consistent with all other common areas
- Executive Board – This topic will be brought for a vote at the October Meeting.
- Unit 55 Noted- Excessive water sprinklers spraying common wall

Requesting reducing the water and also redesigning the landscape design-Joan Raskin requested at the September Executive BOD Meeting that the board grants the Enclave permission to have the sprinklers turned off where there is grass along the Enclave perimeter wall. The BOD granted the request, and the Enclave is currently waiting for the sprinklers to be turned off. The board has made several requests from the MAC Committee however the committee was unable to come to an agreement on the request.

2. Enhancement Fee Passed

Capital Funds to Improve Enclave, not common area each sale adds $4,500

3. Pool Redesigned Approved by MAC

4. Cox Updates

- October 16th Completion
- Challenges to find the existing lines
- Much more demolition than anticipated
- Decomposed granite sidewalks are tinted and needs to match existing
- Unit 47 - Recommended KOS can repair all turf as needed
- Homeowners are encouraged to send photos of any damage to Joan or Karen
- Power went out North side and are tagging off another box - VetSec is contracted 24/7
- GRCA will use Roadrunner for asphalt
- Noted: Cox and Spectrum merger - No adverse effect
- Paramount - Is this included in the Gainey Cox deal

5. Financial Report

- OpEx - Cash in in line with budget
- Reserves is reducing due to required project to improve the subdivision

General Note: Julia is addressing many challenges that Gainey has had for significant deferred maintenance head on.

New Business:

1. Pool Refresh Schedule Update

- Brightside - New Landscape Contractor
- Removal and trimming completed
- Karen provided a schedule of events
- Add new keycode door with no exit keypad for ease of egress
- End of October completion

2. Painting, Pool Tile, Landscape, New Pool

See number 1

3. RE Report

- 3 homes that may sell this year, Unit 40
- Units are estimated at $900/psf

4. Next Social Event October

- November 1 week for 1st one
- Next Meeting October 20th 2026: 3:00 pm

Homeowners Questions:

- Multiple homes that have not been maintaining yards
- Most are grass vs turf but also nutsedge excessive
- Enclave reminder for maintenance - Committee to send out standards
- Emergency - Water issue, who do you call now that Enclave maintains it
- Unit 65 - Repairs to the fence stucco is by HOA
- All Wrought Iron fences - need a shared contractor for repairs and paint
- Unit 65 - Bruce and Debbie - Moved from Arroya Vista

Meeting concluded 4:13