

8989 GAINEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Monday, May 20, 2019, 10:00 am

A meeting of the Board of Directors of 8989 Gainey Center Drive Condominium Association was held at the GRCA Estate Club. Board members present were Claudette Muller, Diane Tuton, Linda Blanton, and Chuck Addy (via teleconferencing). A quorum was declared and the meeting called to order at 10:00 am.

The Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the meeting (Arizona Open Meeting Law).

Homeowner Discussion/Forum

Time was allotted for homeowners to speak on any topic related to 8989. The AT&T Teleconferencing Service was provided to owners and residents. No one called in to participate. One homeowner (Mel Brody) present at the meeting gave a report based on information he gathered when he served as a member of the Board. The information focused on potential landscape budget savings. The Board noted this information for future consideration.

Reminder: The best way to contact the 8989 Board regarding suggestions and concerns is by using the following email: GRCA@gaineyranchca.com.

Approval of April 29, 2019 Board Meeting Minutes

The April 29, 2019 minutes, which were previously distributed and reviewed by the Board, were unanimously approved.

Treasurer's Report – March 2019 Financial Statements

Claudette reported on the budget. Several issues were noted and discussed: Chuck and she will work with David Merrill to ensure the enhancement fees and monthly assessments are properly reflected in the reserve fund for the Tile Roof Replacement and other projects. Claudette noted that water costs are down and the plant/trees expenditures are exceeding the annual budget because the November 2018 plants were delayed until April. Adjustments will be made for this. 8989 will receive a credit for the fish re-stocking cost for the lake. Unbudgeted legal fees were incurred because an owner has challenged the recent capital improvement assessment and previous Board actions.

OLD ITEMS Discussed/Updated/Actions Taken:

8989 New Standard Awning Color – GRCA Master Architectural Committee Implementation Guidelines

The GRCA Master Architectural Committee (MAC) approved the new standard awning color for 8989. The Committee noted concerns about appearance as replacements occur, especially when there are side-by-side awnings. The expectation is for an owner to replace all awnings located next to each other on the same side of their unit at the same time. This same expectation holds for adding new awnings next to an existing Basil awning. Because each situation can be different, the Board will review on a case-by-case basis. **Owners have been informed about the requirement to submit the Architectural Request Form when they need to replace or add awnings.**

The MAC requested the Board consider whether owners should be required to change awnings to the new standard color as a condition of a sale. The Board discussed this issue and members expressed hesitation about imposing this requirement. Claudette will seek clarification from Jim Funk regarding MAC's position on this issue for the Board's consideration and action at the next meeting.

Because of concerns about whether realtors provide potential buyers with correct information regarding 8989 CC&Rs, Claudette will ask Jim Funk to include in the Sales Disclosure Statement (in addition to the one dog/two cat pet restriction) the following information regarding 8989 regulations: awnings are the responsibility of homeowners

NEW ITEMS Discussed/Updated/Actions Taken

8989 Road Resurfacing – Reserve Budget Cost/Funding

Action: GRCA staff recommends that 8989 consider a street asphalt overlay in seven (7) years. As noted by owners and staff, roads are showing their age. Consequently, applying an asphalt overlay, not just slurry sealing, will be needed in seven (7) years. Approximately \$77,000 will be required to complete the street overlay project in 2027 for which the Reserve Fund will have insufficient funds. The Board discussed several options for raising the monies for the street overlay which included (but not limited to): increasing the 8989 Enhancement Fee and increasing the reserve fund monthly assessment in future years. After discussion upon a motion duly made and seconded, the Association's Board of Directors unanimously approved the following motion:

Increase the 8989 Enhancement Fee from the current \$1,500 (which has been earmarked for the Tile Roofs Replacement Project) to \$1,800, earmarking the additional \$300 for the 8989 Street Resurfacing/Overlay Project. The increase would be effective 90 days after the date of written notice to current Unit Owners. The \$300/unit sale will be deposited and maintained in a separate line item account within the 8989 Reserve Fund earmarked for the Street Resurfacing/Overlay Project.

AT&T Teleconferencing Service – Operating Budget Cost/Funding

Action: Board members were made aware that the AT&T teleconferencing service is not free and costs approximately \$30 each time it is used. An estimated \$300 annually would be needed to provide this service at each Board meeting. There are no funds in our budget for this service. The general GRCA e-mail address is still available for residents to submit inquiries to the Board for consideration. The Board will continue to distribute the Board meeting minutes quickly to owners via email as well as have the approved meeting minutes posted on the GRCA website.

After discussion upon a motion duly made and seconded, the Association's Board of Directors unanimously approved the motion to discontinue using the teleconferencing service.

8989 Standards & Rules Review & Update – Procedures for Recording/Taping of Board Meetings & Other Items

The Board is in the process of reviewing and updating the 8989 Standards and Rules. The existing Board Rule for Recording and Taping Board meeting needs updating to reflect changes to the Arizona Revised Statutes since 2011. Jim Funk has offered to work with the attorney (at the Master Association's expense) to develop a new GRCA Recording & Taping Rule/Policy (which complies with current statutes) that all 18 communities can adopt.

The next 8989 Board meeting is tentatively scheduled for June 19, 2019 at 10:00 am in the Estate Club meeting room.

Being no further business on the agenda, the meeting was adjourned at 10:45 am.

Submitted by: Linda Blanton, 8989 Board Secretary