

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Wednesday, February 17, 2021 at 2:00 pm

A Board of Directors of 8989 Gainey Center Drive Condominium Association Business Meeting was held via Zoom teleconference. The meeting notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time (per the Arizona Open Meeting Law).

Board members in attendance: Claudette Muller, Diane Tuton, Josephine Chiu, and Roz Cappello. A quorum was declared, and the meeting was called to order at 2:00 pm.

Homeowner Discussion/Forum

Time was allotted for homeowners to speak on any topic related to 8989. Mr. And Mrs. Goldberg were in attendance. There was no discussion.

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

Approval of November 20, 2020 Board Meeting Minutes

The November 20, 2020 Board meeting minutes, previously distributed and reviewed, were unanimously approved by the Board as written. It is available on the 8989 section of the GRCA website.

Treasurer's Report – December 2020 Financial Statements

The Board reviewed the December 2020 8989 financial statements. Operating budget expenses through December exceeded budget by 1.34%. Expenditure overages are reflected in lake maintenance, water, legal fees, and insurance. The 2021 Operating budget includes a 1.3% increase for expenditures.

NEW ITEMS:

- A. **President's Council Meeting Information** –The “New Landscape Path of Movement” pilot was successful in 2020. Positive feedback was received from all 18 satellite communities. GRCA has made this landscaping trimming cycle standard procedure. GRCA will be conducting a survey in the Spring 2021 to determine if most homeowners want to leave or remain with the bulk agreement for the remaining five years. Currently \$36/unit/month is included in the HOA assessment for the basic Cox cable service. All Satellites will hold their Annual HOA Meeting using Zoom teleconferencing.
- B. **GRCA Maintenance Report** – Staff completed an estimated 269 work orders from February 1, 2020 to January 31, 2021. The 2020 annual water usage increased 7% over 2019. 2020 was an exceedingly dry and hot summer. Many other communities had larger usage increases than 8989.

- C. **8989 Standards & Rules Updates** – The review of all 8989 Standards & Rules. The following Standards & Rules, along with others previously reviewed and approved, will be consolidated, and uploaded to the GRCA website for public access. The Board unanimously approved the following:
- Maintenance Responsibilities (existing)
 - Interior/Exterior Remodeling and Changes & Contractor Guidelines (existing)
 - Parking & Use of Garages/Visitor Parking (existing)
 - Second Story Flooring Installation (existing)
 - Security and Screen Doors (existing)
 - Patio Gates (existing)
 - Exterior Holiday and Non-Holiday Decorations & Lights (new)
 - Propane Gas and Electric Heating Lamps (new)
 - Exterior Building Lighting and Fixtures (new)
 - Heat Pump/Air Conditioner Enclosures (new)
- D. **March 25, 2021 HOA Annual Meeting** – The meeting will be conducted via Zoom Teleconference. GRCA staff will be sending the meeting agenda, 2020 Annual meeting minutes, ballots, 2020 Financial information and 2020 Board Report to homeowners before the scheduled meeting. A 25% owner participation is required for a quorum. We will hold a brief organizational Board meeting right after the adjournment of the Annual meeting.
- E. **Architectural Request Application** – The Board did not receive the Architectural Request Application from Unit 202. The item was tabled for later discussion and action.
- F. **Other** – The Board will begin discussing re-coating of the polyurethane foam flat roofs with GRCA staff in April. Our flat roofs (a Reserve Project) are scheduled to be re-coated in 2021 (every ten years). The polyurethane foam roofs have a ten-year warranty. Re-coating at the ten-year mark allows the warranty to re-set for another ten years.

OLD ITEM:

- A. **Landscaping Renovation Update** – The replacement of dead and missing trees and shrubs should be completed by March. Tom Wright is determining the cost of grass resodding of areas identified as priority. How much grass we can resod will depend on available funding.

There being no further business on the agenda, the meeting was adjourned at 3:00 pm

Minutes Submitted by Claudette Muller, 8989 Board President

Next Board Meeting: Date and time for the next Zoom meeting (with instructions) will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.