

The Pavilions at Gainey Ranch

Board Meeting: January 20, 2021

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tabelmann. Other Board members in attendance were Scott Adams, Lauren Bostick, Alan Nathan, and Kerry Simons. Jim Funk hosted the Zoom meeting for GRCA.

Proof of Notice: Kerry confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards 48 hours in advance, as required. There were fourteen homeowner internet connections to the meeting.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of December 16, 2020, which were previously distributed and reviewed by the Board. Kerry seconded the motion, and the motion passed. These minutes will be available on The Pavilions section of the GRCA website.

Budget Update (Alan): We ended the 2020 fiscal year with a deficit of \$23,737. The two biggest items that were over budget were water by \$11,139 and building repairs and maintenance by \$4,654. Since there is not enough operating cash to cover the complete deficit, most of the money will come from our reserves. The reserve fund balance on December 31 is \$203,537.

Landscape Update (Kerry): The landscaping committee will be meeting with Tom Wright next week to review additional updates to our entrance, as well as to discuss plant and tree replacements. The committee will also be talking to Tom about the citrus trees and the fruit falling from them.

Lagoon Update (Kerry): The water flow into the lagoon was stopped to determine if there is a leak since the lagoon used a lot more water this year than last year. The water in the two lower sections remained level while the upper two pools lost all their water. Once these sections were dry, numerous cracks were found in the foundation. Rick will be getting estimates to have the lagoon repaired. Kerry thinks that the leaks in the lagoon are increasing our water usage by about \$300 a month.

Pool Update (Lauren): Water service to the pool restrooms should be restored by this weekend. New sink/vanity combos for the restrooms have been ordered and new tile will be installed as needed where the old vanities were removed. A few days ago, one of the walls inside the pool area was repainted. Lauren is still looking at tables to order for the pool area.

Architectural Application Update (Alan): One architectural application was approved for Unit #5 to install new windows and sliding doors.

Old Business:

1. Second story decks: In November when letters were sent out, there were 31 non-respondents. We are now down to 22 non-respondents. A non-respondent is a homeowner who has not provided evidence or verification that their deck has been cleaned up and meets requirements. They have until the end of January to respond. At that time, inspectors will be sent out to check decks. Any work that needs to be done will be done and the owners will be billed for the work.
2. Pressure release valves: In November, we had 30 owners who did not comply with the request to update their PRVs. We still have 21 who have not responded even though they were supposed to by the end of December. We had five who said that they will not be able to do the work until January or mid-February. We will have a plumbing company replace and update the valves for the other 21 and the owners will be charged.

New Business: Kerry has received complaints about cars parked on both sides of the street where there is a curve, as well as cars parallel parked in front driveways. Both situations are a danger to other vehicles as well as to pedestrians. Hass is going to check with security about solutions to these issues.

Homeowner Comments: Comments were made about the bidding process, window replacements, pressure release valves, and parking signs.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:20 AM.

The next meeting will be held on Thursday, February 18, at 11:00 AM.

Minutes submitted by Alan Nathan, Board Secretary

-