

The Pavilions at Gainey Ranch

Board Meeting: February 18, 2021

Call to Order: The meeting was called to order at 11:07 AM by the Board President, Hass Tabelmann. Other Board members in attendance were Scott Adams, Lauren Bostick, Alan Nathan, and Kerry Simons. David Merrill 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 at least 48 hours in advance, as required. There were ten homeowner internet connections to the meeting.

Approval of Minutes: The Board meeting minutes are posted on the Gainey Ranch website (gaineyranchca.com) after every meeting. However, the minutes for October, November, and December 2020 for some reason have not been posted. Lauren made a motion to approve the Board meeting minutes of January 20, 2021, which were previously distributed and reviewed by the Board. Scott seconded the motion, and the motion passed. These minutes will, hopefully, be available on The Pavilions section of the GRCA website.

Budget Update (Alan): The January financial information has not yet been released by Gainey Ranch, so there is no report at this time.

Landscape Update (Kerry): Kerry did a walk around to see where grass is not growing. He sent the list to Tom Wright so that he could determine what the best course of action would be in these areas. Perhaps the sprinkler heads needed to be adjusted or replaced, perhaps additional soil is needed, or perhaps the grass should be removed and replaced with granite stones. The small gravel stones that are currently around the units are going to be replaced with larger, one-inch stones. This process is going to take place over several years. Maintenance is going to be trimming shrubs that have not been maintained for several years.

Lagoon Update (Kerry): After the two upper lagoon pools were drained, multiple cracks were discovered and have since been repaired. Since the lagoon shell is about 35 years old, these repairs may only hold temporarily. However, the pools have been refilled and the fountains are once again working. There are some white repair lines that are visible now that the pools are filled, and Kerry is checking with maintenance into a solution to this situation.

Pool Update (Lauren): It was hoped that the bathroom repairs would be completed by Monday, but that is not going to happen. New mirrors and fixtures had to be ordered and new tile was ordered to match the old tile. Hopefully, the bathroom renovations will be completed by next week.

Architectural Application Update (Alan): Three architectural applications were approved:

Unit 37: patio renovation

Unit 75: replace patio doors
Unit 75: interior renovations

New patio doors were being installed at a unit, which did not meet specifications. The work was suspended pending the submission of an application.

Old Business:

1. Second story decks: Letters were sent out homeowner who have not provided evidence or verification that their deck has been checked and meets requirements.
2. Pressure release valves: There were 24 pressure release valves that were not updated. Four owners took care of their own valves and 20 did not. A plumbing company was hired to update those 20 valves and the owners will be billed for the work. All the work was completed yesterday.

New Business:

1. Our Standards and Regulations have been updated to not allow the storage of vehicles on driveways or parallel parking across a driveway.
2. Sewer backup insurance: Neither The Pavilions nor Gainey Ranch has sewer backup insurance. Homeowners are encouraged to check into adding this insurance to their policy.
3. Painting: The units will not be painted until 2024. The Board is going to send a survey to homeowners about painting and other changes to the units.

Homeowner Comments: Comments were made about landscaping, painting balcony railings, vehicles in driveways not being moved, patio wall repairs, gravel, and architectural applications.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:54 AM.

The next meeting will be held on Wednesday, March 17, at 11:00 AM.

Minutes submitted by Alan Nathan, Board Secretary

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