

The Pavilions at Gainey Ranch

Board Meeting: March 17, 2021

Call to Order: The meeting was called to order at 11:01 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 four homeowner internet connections to the meeting.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of February 18, 2021, which were previously distributed and reviewed by the Board. Lauren seconded the motion, and the motion passed. These minutes will be available on *The Pavilions* section of the GRCA website (gaineyranchca.com).

Budget Update (Alan): The January financial information was not available at the last meeting. At the end of January, we were \$433 over budget. The main reason for this deficit was water usage. At the end of February, we were over budget by \$1,315. The category that caused this deficit was Fertilizer/Seeds/Chemicals, which was due to a bee problem in one of the units that had to be taken care of.

Landscape Update (Kerry): Shrubs and bushes were trimmed back during the month and Kerry received multiple complaints from residents about their appearance. It is necessary to cut back certain shrubs so that new, healthy growth occurs. In past years, Queen Palms were planted in narrow areas at certain units. Queen Palms do not grow well in Arizona and should never have been planted. We have about 15 of these palms that are dead or dying and they will be removed in the next month or so. Some of the shrubs that died during the past year will be replaced during the next several months.

Lagoon Update (Kerry): The lagoon leaks have been repaired. We will be able to tell if the repairs are holding by looking at the lagoon water usage over the next several months.

Pool Update (Lauren): Four new small side tables were purchased for the pool and are now in place. We are currently getting quotes to have both restrooms completely renovated.

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

- Unit 2: patio wall repairs
- Unit 61: window replacements
- Unit 64: window replacements
- Unit 86: paint metal fence
- Unit 88: paint patio railings

Unit 92: replace air conditioning unit

Unit 93: paint metal fence

Old Business:

1. Driveway parking restrictions: parallel parking in front of driveways is no longer allowed. The streets in The Pavilions are two to four feet narrower than streets in other parts of Gainey Ranch. The restriction of no parallel parking in front of driveways conforms to a City of Scottsdale regulation.
2. Garbage cans must not just be out of sight but must be stored in the garage.
3. At the last meeting, it was stated that a survey would be sent to homeowners regarding a new color palette. Since the painting project isn't scheduled until 2024, the survey is going to be delayed for at least a year.

New Business: At last night's annual meeting, Scott and Lauren were elected to two-year terms. The other three Board members have one year left on their terms. Lauren made a motion that current Board portfolios remain in place for the coming year. The motion was seconded and approved.

Homeowner Comments: Comments were made about the repairs to the lagoon, cleaning the lagoon next year, and parking on the street. A resident complimented Hass and Kerry for gathering the necessary proxies to have a quorum at yesterday's annual meeting.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:37 AM.

The next meeting will be held on Wednesday, April 21, at 11:00 AM.

Minutes submitted by Alan Nathan, Board Secretary