

7400 Board of Directors Monthly Meeting Minutes – April 17, 2021 – 9 a.m.

The 7400 BOD monthly meeting was held on Saturday, April 17th with Dan Cardot, Pat Carleton, James Nagaoka and Kay Sperduti in attendance. Meeting highlights and attendant action items are summarized below.

Financial

James reviewed the March financial statement which showed that while 7400 is currently under budget, water usage continues to be over budget. Cash reserve is on pace to handle the deck repair contract with Sunvek that is scheduled to be finished in May. No other projects are currently slated that will require reserve funding. Regarding the deck project, Dan noted that the aluminum ladders being used to reach the decks need to be padded to protect the railings' paint from chipping. He was encouraged to follow up with Scott Williams on this to make sure all Sunvek workers comply.

Landscaping

Pat reported that all replacement and warranty plants have been planted. In addition, the two empty pots near the west pool plus the plants/tree near units 104/105 have all been replaced.

New Business

Kay provided an update on the March 18th GRCA annual meeting giving an overview of the Cox cable contract, discussion about adding pickleball courts and the upcoming Estate Club policy update.

An architectural application for the installation of a retractable awning for unit 142 was reviewed and approved.

Visitor parking was discussed as Security reported several issues of cars being stored in visitor spaces during the past month. The board is going to exam CC&Rs to determine the plausibility of allowing vehicle storage in driveways. Dan will research and provide a recommendation to the board.

Security fencing between the golf course and the east cul-de-sac has been the cause of several complaints. Dan will talk with the occupants of one of the homes backing to the parking lot to encourage them to use existing pathways. If that doesn't help, the board will talk with Jim Funk about enhancing perimeter security.

An owner/occupant has posted signs on the common area near their unit encouraging dog owners to use other areas for their pets resulting in several complaints. Since this appears to be a signage violation, Kay will ask Monika to ask the occupants to remove the signage.

A discussion ensued on current landscaping practices within 7400 and the perception by some owners/occupants that a) there should be more input regarding types of trees/plants, b) the monthly cost for landscape maintenance may not be in line with other communities, and c) existing landscape maintenance problems need to be addressed. Dan will forward to Kay a list of specific concerns which she will discuss with GRCA leadership.

The meeting ended at 9:42 a.m. The next 7400 BOD meeting will be held on Friday, May 14th at 9am.

Kay Sperduti, President