

7400 Board of Directors Monthly Meeting Minutes – January 16, 2021

The 7400 BOD monthly meeting was held on Saturday, January 16th with Pat Carleton, Doug Lyons, Dave McKelvey and Kay Sperduti participating; 7400 resident James Nagaoka was also in attendance. Meeting highlights and attendant action items are summarized below.

Financial

While the December financial statement was not yet available, Doug shared that the \$16,575 Arbor Care fee was paid; there was a 90-day late fee among one resident and that there was hope among all who reviewed our 2021 budget that the increased assessment fee would cover the increases in both water usage and building repairs.

Landscaping

Pat reported that Phase II of the east cul-de-sac project is going well. Oleander replacement and irrigation/plumbing repairs will be completed by mid-February. She also reported that there are 25 plants under warranty from Phase I along the front entrance that will be replaced for no charge. At the same time, there is a list of non-warranty plants that need to be replaced at a cost of up to \$2,000. The board discussed and voted to approve that expenditure. The board then discussed the replacement of the dying tree near units 105/106 and voted to approve the cost of a replacement tree that falls within community standards – likely a 24" paloverde variant.

Other

- A) Dave provided an update on paint bubbles seen on several garage doors. It was decided that since this did not impact many units, this will be tabled for the immediate future.
- B) Kay brought up pool hours and the issue of residents and guests remaining after the 10 pm closing time. There was discussion about the role of security noting that while they will respond to complaint calls, they cannot police pools on a nightly basis. Following discussion, the board voted to change pool closing hours from 10 pm to 9 pm. Kay will draft a communication to residents and request a signage change from GRCA.
- C) The board has requested that the 2021 annual meeting be held virtually at 7 pm on March 3, 2021. Dave will follow up to see if we can get a confirmation from GRCA.
- D) The board welcomed resident James Nagaoka to the meeting and thanked him for his interest in serving as a board member. The board will continue to seek residents who are willing to serve.

Next meeting: The next 7400 BOD monthly meeting is scheduled for 9 a.m. Saturday, February 13th.