

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Tuesday, May 4, 2021

A Board of Directors of 8989 Gainney Center Drive Condominium Association Business Meeting was held via Zoom teleconference. The meeting notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time (per the Arizona Open Meeting Law).

Board members in attendance: Claudette Muller, Josephine Chiu, and Roz Cappello. Diane Tuton was unable to attend. A quorum was declared, and the meeting was called to order at 3:31 pm.

Homeowner Discussion/Forum

Time was allotted for homeowners to speak on any topic related to 8989. Ms. Walsh and Ms. Allen (both Owners) were in attendance. There was no discussion.

Approval of March 25, 2021 Board Meeting Minutes

The March 25, 2021 meeting minutes, previously distributed and reviewed by the Board, were unanimously approved as written. They are available on the GRCA website.

Treasurer's Report – February and March 2021 Financial Statements

The Board reviewed the financial statements. Operating Expenditure overages are reflected in water and landscaping. The excess water usage is attributed to a temporary third watering cycle for the new trees and shrubs, and a major irrigation water leak found under Unit 202's driveway in April. The leak and driveway were repaired in April. The landscaping renovation costs will be transferred from Plants and Trees Operating Expenses to the 2020 CIA balance in Reserves. Only Spring and Fall front entrance gate plants will be charged to the Operating Budget. The transfers should be reflected in the April financials.

NEW ITEMS:

- A. **8989 Standards & Rules Update and Approval:** The following Standards & Rules, along with others previously approved by the Board, have been consolidated and uploaded to the GRCA website. The improved 8989 Standards & Rules document will be easier to read and update. *Signs & Flags* incorporates Arizona Statute requirements; *Refuse Collection, Residential Leasing, and Open House Highlights* incorporates established GRCA Rules.

The Board unanimously approved the following 8989 Standards & Rules:

- Front Door Repair & Replacement
- Refuse Collection
- Signs & Flags
- Pool Use
- Residential Leasing
- Open House Highlights

- B. **Standards & Rules Violations Update:** Sheryl Wissmann, GRCA Architectural Coordinator, is contacting owners regarding various architectural violations (i.e., windchimes, umbrella colors, hummingbird feeders, bikes, awnings, and windows). Security is contacting Owners regarding pool, dogs, parking, and speeding violations. Owners are given sufficient time to address the violations.

- C. **Architectural Applications & Approval:** The Board unanimously approved the following motions:
- Unit 202 Owner's request to replace the four windows and two sliding glass patio doors located on the back of the unit (facing West) with four windows of the same size and one large folding glass patio door. The exterior frames of the new windows and patio door **must** be dark bronze (not black as requested). Window screens **must** be dark bronze (**not black** as requested).
 - Unit 109 Owner's request to change the style of two windows as follows:
 - Replace the current kitchen three-panel (middle sliding glass patio door) with a two-panel sliding glass patio door and exterior frames in dark bronze. Screens **must** be dark bronze; and
 - Replace the current dining room three-panel window (with two sliding glass side panels) with one large single panel picture window and exterior frames in dark bronze.
- D. **GRCA Maintenance Reports:** 8989 water usage for the months of January, February and March nearly doubled. A few of the other satellite communities experienced similar water usage increases. Some of the increase is attributed to the temporary third watering cycle added for new plants and trees. In April, Maintenance discovered and repaired a major irrigation pipe leak under Unit 202's driveway. Our water usage should return to "normal" levels once the temporary additional watering cycles for the new turf is completed. The Board will monitor water usage and its impact on 2021 Operating Expenses. Unit 237's closing inspection report required repairs to and resurfacing of the front balcony deck. The \$1,500 expense will be applied to the Reserve Fund.
- E. **Driveway Repairs and Water Leaks:** Units 202, 216 and 121 driveways were sinking, causing a difference in height between the sidewalks and driveways (tripping hazard). These three driveways were repaired at a cost of \$5,900. When repairing Unit 202's driveway, a significant irrigation pipe leak was discovered and repaired by Maintenance. Probably the main reason for our high-water usage.
- F. **Flat Roofs 2021 Reserve Project Update:** The re-coating of the 8989 flat roofs is scheduled to be completed every ten years (last completed in 2011). The project is estimated to take 90 days. The flat roofs re-coating is estimated to cost \$120,000. Scott Williams is scheduling a meeting to review Reserve funding for this and other Reserve projects. The Board wants to discuss this expense and ensure there is sufficient funding for other major projects scheduled to be completed during the next ten years (such as the decks, tile roofs, streets, pool, and painting).

OLD ITEM:

- A. **Landscaping Renovation Project Update:** Phase One of the Project (2020-2021) included the replacement of over 525 shrubs, 17 trees, and approximately 10,300 square feet of turf. The Contractor is installing new turf in 18 areas (16 street-side and two water detention areas). The current cost of turf installation is 25% higher than 2019. Consequently, we are unable to complete all street-side areas this year. Phase Two will include the replacement of the remainder of dead and dying shrubs, missing trees, and turf areas for which, we did not have sufficient funds to complete in Phase One. In October, GRCA staff and I will walk the property to identify the remaining areas where we need to replace shrubs, trees, turf, and add granite. The Board plans to complete the landscape renovation in two years instead of the three years originally planned and will determine the funding level needed to complete the Project using Capital Improvement Assessments (8989 CC&Rs Article 6.4).

Being no further business on the agenda, the meeting was adjourned at 4:31 pm.

Submitted by: Beth Seldin, Secretary and Claudette Muller, Board President.

Next Board Meeting: Location, date and time will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.