

The Pavilions at Gainey Ranch

Board Meeting: April 21, 2021

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tabelmann. Other Board members in attendance were Lauren Bostick, Alan Nathan, and Kerry Simons. David Merrill hosted the Zoom meeting for GRCA. Also in attendance were Heather Anderson, Scott Williams, and Tom Wright from Gainey Ranch.

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 thirteen Zoom connections by homeowners.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of March 17, 2021, which were previously distributed and reviewed by the Board. The motion passed. These minutes will be available on *The Pavilions* section of the GRCA website (gaineyranchca.com).

Budget Update (Alan): Revenues through March were \$200 under budget. At the end of March, our expenses were \$1,201 over budget. The main reason for this deficit was chemical usage for a bee infestation at \$1,600 over budget. Other categories causing the deficit were water at \$1,049 over budget and pool repairs and maintenance at \$715 over budget. The balance of our mutual of Omaha loan for roofs is \$207,068 and the balance of our reserve account is \$209,035.

Landscape Update (Kerry): A tree that was removed between Units 101 and 102 will be replaced by a non-fruit bearing olive tree at the suggestion of Tom Wright. The shrubs that were subjected to rejuvenation and restoration pruning are returning to a lush, vibrant, vigorous, and healthy state. Plans are continuing to be formalized concerning areas where grass will be replaced by granite where feasible to save water and maintenance costs.

Lagoon Update (Kerry): There is nothing new to report on the lagoon.

Pool Update (Lauren): The pool bathrooms are being completely renovated. One will remain open while the other one is being worked on. It will take two to three weeks for each bathroom to be completed. Once finished, the bathrooms will not be gender specific since each will be a duplicate of the other. New “unisex” signs have been ordered. The broken tiles in the jacuzzi will be replaced and the chipped steps leading into the pool area will be repaired. A new net will be ordered to replace one that is missing.

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

Unit 10: install a front door key pad

Unit 33: install tile on outdoor stairs

Unit 37: remove patio storage closet
Unit 55: extend patio
Unit 56: extend patio
Unit 73: various indoor renovations
Unit 101: replace windows

Old Business: There was no old business to discuss.

New Business:

1. Roberts Rules of Order update: For boards of fewer than 15 members, a second to a motion is not necessary. Since this Board consists of only five members, a second to a motion will be eliminated.
2. Homeowners are not to chastise landscapers or to tell them how to do their jobs.
3. Short-term rentals are not allowed for periods of less than 30 days. The City of Scottsdale is getting serious about cracking down on abuses.
4. Homeowners should be reminded about the proper timing for placing garbage and recycling totes at the curb.

Homeowner Comments: Comments were made concerning ADA access to the pool and ADA parking, architectural applications, landscaping, the Cox cable survey, and communicating rules and regulations to the entire community.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:33 AM.

The next meeting will be held on Wednesday, May 19, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary

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