

The Legend at Gainey Ranch Board of Directors meeting

May 24, 2021

Attendees: Mike Gregg (President), Andy Orent, Kurt Woetzel, Carol Richardson, Don Zumwalt, Tom Flanagan, Earlene Nelson (via video link)

Guests: Cyrus and Katya Afshari (123 Flooring and Construction)

Meeting place: Legend #10 (Mike Gregg's residence)

Call to Order

The meeting was called to order at 4:05 pm

Minutes

Minutes of April 14, 2021 board meeting were approved.

Financial Review

Financial statements for March and April 2021 were approved.

- A. Cash at 1.6 months on hand
- B. Under budget by \$3,276 after tree planting costs transferred to reserves.

Reclassification of tree costs.

Homeowner projects

The following projects previously approved by email were formally approved:

- A. #17 new travertine over backyard cool deck
- B. #26 to fill in spa and cover area with current style pavers
- C. #51 backyard relandscape and tree removal

Additional discussion items

- A. Increase in cost of golf course wall project

Cyrus and his wife Katya were present to discuss golf course wall costs. Due to circumstances beyond their control, the wall project was delayed 5 months, during which time the cost of labor and materials has risen significantly. The total cost of the project was originally \$182,000, but due to additional fence and wall replacement needs, total cost currently stands at \$193,000. Cyrus is asking for an additional 20% (\$38,600) to cover the increase in his costs. Approximately 25 percent of the walls were completed last year, so in reality he is asking for an additional \$29,000. The board has asked Cyrus and Katya for documentation of their increased costs (in the form of receipts for steel, payroll records, etc.) prior to making any decision.

- B. Golf course wall financing:
 - 1. Approved \$25,000 advance. \$75,000 has been paid out to date.

2. Tom will be the point person on the wall project while Mike is in Wisconsin until 6/9.
3. Financial review with David Merrill
4. Golf course plantings on golf course side at relocated walls (lots 3-5). Tom will meet with Jason Snyder (golf course agronomy director) on 5/25 to discuss timing of replacing these plants.

C. Legend board committees. This discussion was led by Tom. After some discussion, it was decided that we should form an architectural/landscape committee and a pool/social activities committee. Architectural committee would consist of Mike, Andy, and Kurt, and would handle all requests for construction and landscaping projects, as well as interface with GRCA maintenance dept. Pool/social committee will consist of Don and Carol, along with other non-board residents (Judy, Marilyn, and others) and would manage pool usage and equipment, as well as planning Legend social gatherings. Additionally, the board secretary and treasurer will be asked to take more active roles as outlined in Tom's recent email, in order to relieve some of Mike's workload.

D. Andy reported on the recent Legend homeowner survey. To summarize: The Legend landscaping quality was generally rated at 3-4, better than expected. The Legend front entrance design also ranked higher than expected, with a majority happy with the current fountains and landscaping. The swimming pool was rated highly by a majority of respondents, and some helpful suggestions were put forth. 92% of the respondents wanted to move to email voting, but this will require a change in bylaws approved by >60% of homeowners. With respect to short-term rentals, approximately 80% of respondents wanted to outlaw corporate rentals, and either keep the 30-day rental minimum or change the minimum to 60 days. This would require a CC&R revision that is approved by >75% of Legend homeowners. Lastly, the Legend board was rated highly, but homeowners would appreciate the ability to read the minutes online. Board members were encouraged to log onto the Google drive to read all of the survey comments by homeowners.

E. Backyard landscaping at #2 is finally progressing well. There have been some complaints about construction traffic, noise, and the delays in construction.

F. Artificial turf maintenance quote was received from Landscape by Andre. It was suggested that another quote be obtained. It was agreed that the cost of artificial turf maintenance should be shared among all Legend homeowners.

G. GR Maintenance supervisory personnel turnover was discussed. This is felt to be contributing to poor service by the landscape crew. Tom Wright will be retiring, and a replacement is being recruited.

H. Entry design review update. The designer from Landscape by Andre met with Mike and Carol recently to review our entry design. His recommendations were to adjust the water flow in the fountains but otherwise leave them as is, to reduce the

grass surface area, and increase the size of the plantings area. The board would like to get another opinion from a landscape architect.

I. Recent private pool party was a success, and Mike shared an appreciative email from the homeowner. Waiver was signed in advance.

J. New suggested house color samples from the Dunn Edwards colorist have arrived. Due to Covid, the colorist has only seen pictures of our community. She will be making an on-site visit in the future prior to final recommendations.

K. #22 has late night visitors on the weekends, and they sometimes leave trash on the street or driveway. It was agreed that Mike Anderson should continue to handle this type of complaint.

L. #24 has complained re the odors coming from the pond on the east side of The Legend. The aerators in the pond have malfunctioned, and golf course director is aware, but it's not clear that anything is being done. Of note, no other homeowners on the east side have complained.

M. #43 backyard and side yard planted and front Mulga planted.

N. #45 backyard heavily trimmed (finally) and has resulted in #44's Ironwood resetting its growth habit.

O. Mary Pulido (#34) passed away and a notice was posted. We post notices if asked by the family. Some residents would sooner keep the news private.

P. Kurt report on CC&Rs amending. See section D above.

Q. Tom Wright and GR maintenance have agreed to upsize our new plants going forward. Cameron Vaughan (contractor) is being utilized more and more by GR maintenance.

VI. New Business (none)

VII. Meeting adjourned at 6:25 pm.

Respectfully submitted by Don Zumwalt (board secretary)