

## The Pavilions at Gainey Ranch

Board Meeting: May 19, 2021

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Lauren Bostick, Alan Nathan and Kerry Simons. Jim Funk hosted the Zoom meeting for GRCA.

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 seven Zoom connections by homeowners.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of April 21, 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 at the end of April were \$325 under budget. At the end of April, our expenses were \$2,455 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 pool repairs and maintenance at \$1,572 over budget and plants and trees at \$1,043 over budget. The balance of our mutual of Omaha loan for roofs is \$203,585 and the balance of our reserve account is \$204,371.

Landscape Update (Kerry): It is necessary to look at our options for cutting back on water usage. One option is to strategically replace grass where it is not growing well with one inch granite. This is going to take years to accomplish throughout the entire development. If residents would like to have this done immediately, they have the option of replacing their grass with granite at their own expense if it is one of the areas targeted for grass removal. One of our residents has already taken this option. Granite can also be replaced by owners at their own expense if they do not want to wait for it to be replaced by the community.

Lagoon Update (Kerry): The two upper lagoon pools were dry last week. Rick came right over to see what the problem was as soon as Kerry reported it. Apparently one of the workers flipped the wrong switch and shut off the water. The two upper pools all drained to the lower two pools, which were overflowing. The pools were refilled, and everything is back to normal. The problem had absolutely nothing to do with the integrity of the lagoon.

Pool Update (Kerry for Lauren): A broken tile on the jacuzzi seat is broken and will be repaired. There is some black algae growing in the pool that will have to be removed. The restroom renovations are almost completed, and they look great.

Architectural Application Update (Alan): Three architectural applications were approved this month:

Unit 73: Replace skylights and install an epoxy garage floor  
Unit 80: Replace lock set  
Unit 94: Interior renovations

Old Business:

1. Deck extension: The common areas are owned by all 134 unit owners. This Board feels that if you can improve your unit without affecting your neighbors, then this Board should approve those plans if all specifications are met. However, those items that affect the ownership value of other units will be brought to a more open audience and those that do not will continue to get administrative approval.
2. ADA access: The pool does meet the requirements of the State as being a private/semiprivate facility. Since we do not have the onus to meet the requirements of a public facility, we are in full compliance with all ADA regulations.

New Business:

1. The recent gathering at the pool was a big success and the feedback was very positive. So positive, in fact, that the Board will be looking at the possibility of having similar events in the future.

Homeowner Comments: Comments were made concerning landscaping and ADA access to the pool.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:15 AM.

The next meeting will be held on Wednesday, June 16, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary

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