

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS BUSINESS MEETING

June 21, 2021

A Board of Directors of 8989 Gainey 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 (in accordance with the Arizona Open Meeting Law).

Board members in attendance: Claudette Muller, Josephine Chiu, and Diane Tuton. Beth Seldin and Roz Cappello were unable to attend.

GRCA Staff attendance: Scott Williams and Heather Anderson from Maintenance.

A quorum was declared, and the meeting was called to order at 2:05 pm.

Homeowner Discussion/Forum

Time was allotted for homeowners to speak on any topic related to 8989. No homeowners were in attendance.

Approval of May 4, 2021, Board Meeting Minutes

The May 4, 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 - April & May 2021 Financial Statements

Owner assessment payments are current. Cash balance is good. Two areas where we are over the Operating Budget allocations in the categories of Water, and Plants/Trees. The water overage is due to several items: a leak identified and repaired in April, a third watering cycle required for new shrubs and trees, and longer watering cycles for new turf.

OLD ITEMS

- A. **Flat Roofs 2021 Reserve Project** – Scott Williams and Heather Anderson discussed the recoating of the Polyurethane Flat Roofs scheduled to be completed by December 2021. The re-coating of flat roofs was last completed in 2011. The product has a 10-year warranty. The established GRCA process includes the use of Southwest Roofing Consultants, Inc. since they are familiar with the 8989 roofs, having been used before. They have been used on other similar roofing projects withing Gainey Ranch. Consultant services are invaluable as it eliminates liability from GRCA and the 8989 Board by ensuring the work performed by the roofing company is accomplished in accordance with specifications and the material supplier's warranty is in proper standing when the work is completed. The Consultant's scope includes preparing and issuing the bid package; assisting the 8989 Board select a roofing contractor; performing unannounced quality and control inspections of the contractor's work and providing written reports of each inspection; conducting acceptance walks; and certifying flat roofs are properly completed.

MOTION: The Board unanimously approved a Reserve expenditure of \$16,700 to hire Southwest Roofing Consultants, Inc. for the Flat Roofs Project. Board approval is required if additional funding is required.

- B. **Landscaping Renovation Project** – Phase One is completed. GRCA Staff is working to eliminate the large brown areas in certain areas of the newly installed turf. Phase One costs should be available in July when all invoices are processed.

NEW ITEMS**A. 8989 CC&Rs (Article 9.5) Parking and Use of Garages and Visitor Parking -**

The Board has received requests from the Owners of Unit #222 and Unit #249 to allow their Renters/Residents to continuously park one vehicle in the Unit's garage while parking the second vehicle in the Unit's driveway. The Owners indicate their Residents' two vehicles are too wide to fit in the garage at the same time and do not provide sufficient driver's side access. The Residents of Unit #222 are building a house and hope to be moving by May of 2022. *Unit #222 owns a Land Rover SUV and a Mercedes Sedan; Unit #249 owns a Land Rover and a Mercedes AMG G63.*

The CC&Rs requires a Unit's two-car garage be used for continuous parking by the Residents. The Unit's driveway may be used for temporary parking by Residents and visitor/invitees only when the garage is fully occupied by at least two vehicles owned by the Resident. The CC&Rs gives the Board the authority to remove any vehicles that are improperly parked, set restrictions on the use of visitor spaces, and to impose fines (special assessments). The 8989 Board also has the authority to approve exceptions to the rule.

MOTION: The Board unanimously approves the driveway parking for ONE vehicle by the current Residents of Unit #222, and the driveway parking for ONE vehicle by the current Residents of Unit 249. The approval applies to the currently owned vehicle models and is based on the following:

- **Dimensions of the Unit garages (19 feet by 19 feet);**
- **Combined widths of the two vehicles parked at Unit #222;**
- **Combined widths of the two vehicles parked at Unit #249;**
- **Dimensions of the Units' two Trash bins (approximately 32 inches wide by 37 inches deep);**
- **Vehicles are not used for commercial purposes and are both operable;**
- **Weight, length, and width of the vehicles do not exceed the size allowed by the CC&Rs (cannot exceed $\frac{3}{4}$ ton in size and or seven feet in height and eighteen feet in length);**
- **Garages are being used for vehicles and not for storage;**
- **Residents may only use the Unit's driveway for parking;**
- **Residents may not use visitor parking spaces for continuous parking of their vehicles at any time (Visitor parking area is only for temporary use by visitors/guests); and**
- **Street parking is not allowed at any time except to load and unload vehicles.**

The Board will advise Unit #222 and Unit #249 Owners of the Board's decision regarding their request.

With assistance from GRCA staff, the 8989 Board plans to explore leasing (for a fee/special assessment) a few visitor spaces (on a first come, first served basis) to Residents. This may be an opportunity for the Homeowners Association to increase revenues to the Reserve and minimize annual assessment increases. CC&Rs Section 9.5 gives the Board the authority to lease visitor spaces. Visitor spaces are **ONLY** for temporary use by guests, not Residents. The Board has asked Security to monitor the use of the visitor areas by Residents for compliance with the CC&Rs. The Board may impose fines for repeat violations.

- B. Transition of Awnings to New 8989 Fabric Color Standard –** With assistance from GRCA staff, the Board plans to explore establishing a deadline by which Owners would transition their fixed awnings to the new SUNBRELLA LINEN TWEED fabric color standard approved in May 2019 by the Master Architectural Committee and the 8989 Board. In May 2019, the Board had hoped Owners would embrace the new standard fabric color and transition their awnings more quickly. This has not happened.

Being no further business on the agenda, the Board meeting was adjourned at 3:05 pm.

Submitted by: Claudette Muller, Board President.

Next Board Business Meeting: *In accordance with Arizona State Statutes, residents will be advised of the date, time, and location of the next Board of Directors Business meeting.*