

The Pavilions at Gainey Ranch

Board Meeting: July 21, 2021

Call to Order: The meeting was called to order at 11:02 AM by the Board President, Hass Tebelmann. 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 Scott Williams and Heather Anderson from the GRCA maintenance department.

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. In addition to the Board members, there were ten Zoom connections by homeowners.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of June 16, 2021, which were previously distributed and reviewed by the Board. The motion was seconded by Kerry and approved. These minutes will be available on *The Pavilions* section of the GRCA website (gaineyranchca.com).

Budget Update (Alan): Revenues at the end of June were \$479 under budget and our operating expenses were \$1,949 over budget. The actual deficit at the end of June was \$17,568. The main reason for this deficit was plants/trees/landscaping at \$2,864 over budget. Other categories causing the deficit were pool repairs and maintenance at \$1,750 over budget and chemicals for a bee infestation at \$1,600 over budget. At the end of June, the balance of our loan for roofs is \$196,545 and our reserve balance is \$202,903.

Landscape Update (Kerry): Due to the extreme heat, the grassy areas aren't looking very healthy. The owner of Unit 89 has agreed to cover the cost of replacing an area with granite stones where grass isn't growing. This project should begin the week of August 15. The ornamental citrus trees behind units 1, 2, and 3 may be removed

Lagoon Update (Kerry): The lagoon is in good shape and there have been no recent problems.

Pool Update (Lauren): The shower head has been replaced and a new clock with a second hand will be installed today. The algae issue at the pool is more than just an algae issue. It appears that the problem may be in the pebble tec, and the pool man said that it should probably be replaced in several areas. Lauren thinks that it was replaced about seven years ago and is looking into the warranty on the pebble tec to get it repaired. Otherwise, it may be very costly to do the work. Some of the broken tiles in the corner of the jacuzzi still must be replaced. Lauren just noticed that the light in the jacuzzi is out, and she will be contacting maintenance about it.

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

Unit 73: Install an outside security camera

Unit 133: Install a screen door, a ring doorbell, a garage keypad, a front door keyless pad, and renovations to the master bath, guest bath, and kitchen

Old Business: Rodent management: The strategy for managing rodents will be as follows: (1) use bait stations; (2) use traps; (3) early removal of citrus; (4) sterilize trees; (5) manage water sources (pet feeding dishes/birdbaths); (6) eliminate feeding wildlife (bird baths/ducks); (7) eliminate access points (utility boxes/roof vents); (8) organic solutions (lavender/red pepper/mint/essential oils); and (9) management of vacant units. Utility boxes that are not properly sealed are providing an access for rats to enter the buildings. Heather Anderson said that GRCA can commit a handyman for the next two to three months to seal these utility boxes. Ten to twelve of these utility boxes need a complete overhaul and about 20 others need to be caulked and to have some minor repairs done, including adding screens to prevent rodents from entering. Hass made a motion to have the GRCA handyman begin working on the repairs. The motion was seconded by Lauren and approved by the Board. Heather will provide a list of the utility boxes that need to be repaired and said that the work can begin next week. She will update the Board on the progress of the repairs at the August Board meeting. Citrus trees can be sprayed in January and February to prevent the trees from producing fruit. The cost of spraying would be approximately \$45 per tree. The Board will act on spraying the citrus trees when we get an accurate count on the number of trees that need to be sprayed. Heather also said that bait stations are being successfully used in the Pavilions. Within the past month, 18 dead rats have been removed from bait boxes. Hass made a motion to disseminate information on managing rodents to the homeowners to enlist their help and cooperation. The motion was seconded by Alan and approved by the Board. The information will be sent to all homeowners by regular mail.

New Business: Hass has asked API to put together a plan to install security cameras at the Pavilions.

Homeowner Comments: Comments/questions were made concerning gravel replacing grass, the loan taken out for roof replacements, and our reserves.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:57 AM.

The next meeting will be held on Wednesday, August 18, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary.