

## The Pavilions at Gainey Ranch

Board Meeting: June 16, 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 Scott Adams, Lauren Bostick, Alan Nathan, and Kerry Simons.

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 fourteen Zoom connections by homeowners.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of May 19, 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): The financials were not available in time for this meeting. Therefore, there is no budget update for The Pavilions.

Landscape Update (Kerry): Between Units 101 and 102, a number of suckers are growing in the area where a large tree was removed. Maintenance has been informed about this issue. Tom Wright, the GRCA landscaping manager, has resigned due to health issues. The position has not yet been filled.

Lagoon Update (Kerry): For the first five months of this year, our lagoon water usage has been drastically reduced. This is due to repairing the leaks in the lagoon. Kerry thanked Annie Gildner and Cherie Jorgensen for suggesting that we look at the water usage in the lagoon.

Pool Update (Lauren): The broken tiles in the jacuzzi have been repaired and a new shower head is going to be installed to replace the old one. We are also planning to have a clock once again at the pool. Lauren has been talking to the pool man about the algae and will be keeping an eye on the situation. He thinks that the pool surface may need to be redone, but Lauren is going to get a second opinion about this. She also checked into the chlorine levels and was told that they are correct and adding any more chlorine to the pool and jacuzzi would make them unusable. Residents are asked not to leave testing strips in the pool area.

Architectural Application Update (Alan): One architectural application was approved this month:

Unit 77: Patio renovation

New Business:

1. Rats: The City of Scottsdale has suggestions concerning rats—watch for standing water and watch for food sources. Hass and Kerry surveyed our citrus trees and noted that the trees that are old and unhealthy could be replaced with non-citrus trees and those that are quite small would not have to be replaced because the surrounding vegetation has filled in the space. The citrus trees are dropping fruit that is not being disposed of in a timely manner, which is attracting rodents. Jim Funk offered to take the map that Hass and Kerry put together and put it into a satellite graphic. We do not want to plant any additional citrus trees, oak trees, or oleander trees because they are all quite messy. Hass read a list of possible replacement trees. We must balance the water usage needed for grass with the water needs of any replacement plants. Utility boxes that are not properly sealed are providing an access for rats to enter the buildings.
2. Extended absence damage: Because some units are vacant for extended periods of time, unit owners should make provisions to have their unit checked so that water leaks, bees, and other problems can be taken care of in a timely manner before extensive damage is done to the building.
3. GRCA audit: Hass reported that GRCA had a successful audit and is financially sound.
4. Cox cable agreement: The recent survey conducted by GRCA indicated that 85% of the respondents wanted to continue with the Cox contract. The satisfaction rate was 86%. Eighty-eight percent of the respondents were interested in GRCA pursuing an internet bulk agreement with Cox. If a new agreement is signed, the cost of cable would be \$32 with HBO instead of the current price of \$36 with Showtime. Adding internet with 500 mgb would be an additional \$28 per month, bring the monthly cost of cable and internet to \$60, a savings of \$187 over the regular cost.
5. Second story decks: The standards and rules for maintenance of second story decks have been updated to read that inspections will be done every other year on a rotating basis. It previously stated that inspections would be done annually. The standards and rules can be viewed online.
6. Dog waste removal: Getting some people to pick up after their dogs has been an ongoing problem. It was suggested that bag stations be installed, but no one wants one in front of their unit. The best way to handle this situation is to say something when you see something.

Homeowner Comments: Comments were made concerning replacing citrus trees, glass containers at the pool, controlling acorns from oak trees, dog waste bag stations, rats, noises in walls and ceiling, leaves falling on patios, building inspections, and the drought situation.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:00 PM.

The next meeting will be held on Wednesday, July 21, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary.