

## The Pavilions at Gainey Ranch

Board Meeting: August 18, 2021

Call to Order: The meeting was called to order at 11:01 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. In addition to the Board members, there were ten Zoom connections by homeowners.

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.

Approval of Minutes: Alan made a motion to approve the Board meeting minutes of July 21, 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 July were \$584 under budget and our operating expenses were \$1,903 over budget. The actual deficit at the end of July was \$25,189. The main reason for this deficit is plants/trees/landscaping at \$2,864 over budget. Other categories causing the deficit are pool repairs and maintenance at \$1,679 over budget and chemicals for a bee infestation at \$1,600 over budget. At the end of July, the balance of our loan for roofs is \$192,989 and our reserve balance is \$206,600.

Landscape Update (Kerry/Hass): The grassy areas in The Pavilions are not looking good. The grassy areas at various locations around Gainey Ranch that do look healthy have used the sod replacement program. This is an expensive project, but it is something that we might want to consider. Some of the communities in Gainey Ranch are using Astroturf, which might be an alternative to grass. It will have to be a community decision. During last week's storm, we lost several trees, including an expensive palm. Kerry is moving shortly and will have to be replaced as landscape chairman.

Lagoon Update (Kerry): With all of the recent rain, the lagoon is full.

Pool Update (Lauren): The recently installed clock has fallen off the wall and is in pieces. Lauren reminded the maintenance man that the jacuzzi light still must be replaced. The new shower head is working, but the knob must be pushed in completely to get it to work properly. The pebble tec was installed 16 years ago and is out of warranty. It will have to be repaired or replaced. The original cost 16 years ago was \$11,817 including tax. A few of the broken tiles in the jacuzzi still must be repaired.

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

Unit 38: Rerouting a gutter

Unit 94: Replace drywall and ceilings, replace kitchen cabinets and countertops, and

replace downstairs bathroom vanity and fixtures

Unit 101: Install retractable screen door

Unit 115: Replace dining room window

Unit 127: Door screen replacement and window replacements

Old Business: Rodent management: A document was sent to homeowners stating what the community can do and what homeowners can do to manage the rodent situation. If residents see something that is undermining our effort, then say something. Copies of the document will be displayed at the mailbox message boards. The ten utility boxes that needed extensive repairs have been repaired by the maintenance department. The remaining boxes are on schedule to meet the ninety-day completion goal. An update on the progress of the repairs will be made at the next meeting.

New Business: There was no new business to discuss.

Homeowner Comments: Comments/questions were made concerning replacing a board member, water usage savings, natural grass versus artificial grass, the enhancement fee, the completion of the landscaping at Unit 89, the curb between Units 45 and 46, stones falling from the walls at the entranceway, and dead plants at the entranceway.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:03 PM.

The next meeting will be held on Wednesday, September 15, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary.