

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS BUSINESS MEETING
October 7, 2021

A Board of Directors of 8989 Gainney 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, Diane Tuton, Beth Seldin. Josephine Chiu and Roz Cappello were unable to attend.

A quorum was declared, and the meeting was called to order at 3:05 pm.

Homeowner Discussion/Forum

Time was allotted for Homeowners to speak on any topic related to 8989. Mr. Nametz, Mr. Wile and Ms. Massey were in attendance. Mr. Wile and Ms. Massey inquired about the status of roof repairs being made to their Unit after the July Monsoon storms. The Board is forwarding their inquiry to GRCA Maintenance staff for response.

Approval of August 24, 2021, Board Meeting Minutes

The August 24, 2021, meeting minutes, previously distributed and reviewed, were unanimously approved by the Board. They are available on the GRCA website.

Treasurer's Report – August 2021 Financial Statements

Owner assessment payments are current. Thirteen Units have been sold Y-T-D. Cash balance is good. Operating expenditures are \$2,218 (1.13%) over Y-T-D allocations. Expenditures exceed allocations in the areas of Water, Lake Maintenance, Pool, and Plants/Trees. Overages are attributed to irrigation leaks, and higher than expected inflation. 8989 is responsible for 37.55% of lake maintenance based on the percentage of surface area for parcel 13E (March 27, 1989, memo).

OLD ITEMS

A. Landscaping Renovation Project (2nd year) - 2021 Capital Improvement Assessment. The second phase will concentrate on replacing more of the dying and missing shrubs and trees that were lost to major monsoon storms over the past three years and 30-year-old turf lakeside and remaining street-side areas. Planting is limited by GRCA in-house staff availability and material costs. Plants and turf will be replaced on a priority basis. Owners will receive an email explaining the status of the multi-year Landscape Renovation Project and the need for the 10% Capital Improvement Assessment.

The Board unanimously approved the 2021 Capital Improvement Assessment (CIA) of \$483.60 per Unit (for a total of \$34,819.20) to be billed in November 2021 and paid in full by December 31, 2021. This CIA is in accordance with the 8989 Covenants, Conditions, and Restrictions (CC&Rs) Section 6.4 and does not exceed ten percent (10%) for the 2021 Budgeted Annual Common Expenses.

B. Flat Roofs Polyurethane Re-coating 2021 Reserve Project – The Contract was signed by GRCA Maintenance staff and Red Mountain Roofing. The project is scheduled to begin October 25, 2021, and end January 17, 2022 (maximum of 60 workdays). The Contractor expects to complete the Project before the Christmas holiday weather permitting. Pre-Construction meeting is scheduled for October 12th at 8:00 am to discuss project logistics. Residents will receive an email outlining the details of the Project. The notice will be posted at the mailboxes.

C. Proposal to Lease 4-6 Visitor Parking Spaces – The 8989 Board is continuing to explore and develop its proposal to lease up to six visitor spaces to Residents (priority given to those without driveways), in accordance with CC&Rs Section 9.5). The Board will discuss the proposal with Owners for input.

- D. Distribution of Awning & A/C Enclosures Letters** – The Board issued letters to Owners requesting they update their old and faded Basil Green awning fabric to the new standard Sunbrella Linen Tweed approved in May 2019 by the 8989 Board and MAC. Fifty percent of Owners have not updated their awning fabric. The Sales Disclosure document requires Unit awnings meet the new awning standard when sold. The Board sent letters to several Owners requesting they comply with City building code and 8989 CC&Rs Article 9.11 requiring exterior A/C Compressor be “obscured from view of adjoining Units and Common Elements”. It is the Owner’s responsibility to modify and pay for the costs associated with altering the pony wall to screen the larger A/C compressors installed. The Board will follow up with the Owners for compliance.
- E. July/August 2021 Monsoon Storm Damage** – The Association has submitted maintenance records and National Weather Service documentation showing the severity of the windstorms that occurred in July 2021. We are awaiting Farmer’s response to the HOA Lawyer requesting the Insurance Company change its initial determination, honor its policy, and pay the insurance claims.

NEW ITEMS

- A. Architectural Application Unit #223 Back Patio Horizontal Sliding Glass Doors** – The Unit Owner is requesting the back patio sliding glass doors configuration be changed. This change does not alter the front appearance of the Unit and building.

The 8989 Board unanimously approved Unit 223 Owner’s request to change the style of the two horizontal sliding glass patio doors located on the Living room back patio as follows:

- **Remove the existing load bearing structural column separating the two horizontal sliding glass patio doors and install a support beam in accordance with the specifications from Jordan Engineering group.**
- **Replace the existing two separate 2-panel horizontal sliding patio glass doors with one four-panel horizontal sliding patio glass door with exterior frames in dark bronze.**

- B. 2021/22 Pool Heating Schedule** - The Board unanimously approved the current pool heating schedule – 81 degrees Fahrenheit from October 15, 2021, through April 30, 2022.
- C. Special Assessments (Fines) for Rules Violations by Residents** - The Board, in conjunction with GRCA staff and lawyer, is developing a three-prong approach to encourage Residents to comply with the HOA Rules. The three-prong approach involves: Education of Owners and Tenants, Implementation of a Special Assessment (fine) System, and Enforcement.
- D. Corporate Center Building Nuisance** - Units located on the East side of the Community are requesting GRCA management contact the new owners of the Corporate Center building to mitigate issues relating to light pollution and air quality from building lights remaining on all night, trash bins not covered, and Pit Boss BBQs. The City and County will be contacted by a Board member to see if they can assist in this matter.
- E. 2021 Pressure Reducer Valve (PRV) Inspections** - The 2021 Operating Budget allocates \$500 for the annual inspections of all 72 Units PRVs. The Board has requested GRCA staff to get bids and have the valves inspected by the end of December 2021. This program plays a significant role in helping prevent potential water damage, protecting 8989 property and insurability. Based on a previously adopted Board policy of having PRVs inspected annually, the Association pays the cost of the inspection by an outside licensed contractor and each Owner is given reasonable notice to complete any repairs for which they are responsible.
- F. Next Board Meeting Items** - The 2022 HOA Common Expenses Budget and Regular Assessment will be reviewed and adopted by the Board. Budget items to be discussed include items such as the 2022 flat roofs inspection schedule, lake maintenance, landscape and maintenance staff hours, statutorily mandated hourly wage increases, inflation, and funding of Reserve projects.

Being no further business on the agenda, the Board meeting adjourned at 4:00 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.*