

**7400 Board of Directors Meeting
October 15, 2021
Minutes**

The 7400 BOD monthly meeting was held on Friday, October 15 via Zoom with Dan Cardot, James Nagaoka, Kay Sperduti and Jill Townsend in attendance. Also in attendance via Zoom were two 7400 owners as well as Jim Funk from GRCA.

Meeting highlights and attendant action items are summarized below.

Financial

James reviewed the September financial statement which shows that 7400 has an overall budget surplus of \$2,800. Most line items are within budget. There was a \$1,267 charge to the Reserve account in September due to a late change order for the Sunvek deck re-surfacing project -- however, the project was still \$3,600 under the original estimate. Not related to deck resurfacing, there was also a building repair cost of \$684 for unit 133.

Regarding the reserve for major expenses, there were no major expenses in September. There was discussion about the total reserves. Jim Funk mentioned that during the 2022 budget planning session, a tool will be used with all HOAs to determine the appropriate range of reserve funding which should help in planning.

Landscaping

November plant replacement. Dan walked the property with Heather and team to discuss plant replacements. The board reviewed and voted to approve the \$400 budget of plants Heather submitted for replacement.

There was a discussion about landscaping hours for 7400. Jim will provide a breakdown of hours prior to the coming 2022 budget discussions for both landscaping and building maintenance.

Bermuda grass replacement. With grassy areas under stress hard to sustain grass during the warmer months and knowing that Bermuda grass must be replaced and paid for every 3 years, Dan outlined several options for next spring noting that turf may be the way to go. Continued discussion on this topic will be forthcoming.

Cul-de-Sac 2 & 3 landscaping updates were discussed. It is believed that irrigation replacement and plumbing costs would require the most expense for these projects. The Board wondered if there were water pressure problems now being reported by homeowners. Kay offered to reach out to maintenance to see if there have been any complaints. Dan then brought up his concern about overall cost and the subsequent use of reserve funding. The Board will revisit this during upcoming meetings once it is determined if there are existing water pressure problems and what the ideal reserve requirements are for a community the size of 7400.

Value Added. 7400 is now scheduled for value added projects during April 2022. Dan can determine with Heather key areas in need of upgrading and present his findings to the Board

Architectural Review

The two current Architectural Review requests were discussed. Dan is working with the homeowner of 227 on options. Kay was asked by the homeowner of 141 for options and she has responded to them via email.

New Business

No other new business was discussed.

The meeting ended at 11:41 a.m. The next 7400 BOD meeting will be held on Friday, November 12 at 11 am via Zoom.