

## The Pavilions

Board Meeting: December 15, 2021

Call to Order: The meeting was called to order at 11:02 AM by the Board Vice President, Lauren Bostick. Other Board members in attendance were Alan Nathan, Mark Schafer, and Hass Tebelmann. David Merrill hosted the Zoom meeting for GRCA. In addition to the Board members, there were twelve Zoom connections by homeowners.

Proof of Notice: Alan confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards on Monday morning, December 13, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the November 17, 2021, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Lauren and passed by the Board.

Budget Update (Alan): Revenues at the end of November were \$906 under budget and our operating expenses were \$1,448 over budget. The budget deficit at the end of November was only \$2,354. The three main categories that were over budget are plants/trees/shrub, pool area repairs and maintenance, and buildings repairs and maintenance. The balance of our loan taken out for roofs is \$178,699 and our reserve balance is \$221,387.

The Board approved the 2022 Pavilions budget, which includes a \$15 monthly increase. Four dollars out of the \$15 will go toward balancing the 2022 budget. The remaining \$11 per month will raise \$17,688, of which \$500 will go toward pool chemicals and \$17,188 for improving the landscaping. Of the new \$596 monthly HOA fee, \$292 will go to the Pavilions and \$304 will go to GRCA.

Landscape Update (Mark): The Fall remove and replace program has been completed with approximately 50 plants replaced. All but 15 came from left over inventory, so our cost for the 15 plants was only about \$200. The Landscape Committee met with maintenance for the monthly walk around on December 13. About a dozen areas were identified that still need plants. All the needed plants are also in stock, so there will be no charge for them. The fruit will be stripped from the citrus trees in February, which will help to control the rodent situation. After the fruit has been picked, the trees will be sprayed to prevent any additional fruit from growing. The Value-Add Program is still scheduled for February and the committee wants to use that time to improve the area in front of the pool. The details will be finalized with maintenance sometime in January. If residents have any maintenance issues, they should email Denise Burnett (dburnett@gaineyranchca.com).

There are 43 utility boxes that need to be repaired and only eight have been completed according to the standards that were discussed. Rick is going to give us a timeline to complete the project.

Lagoon Update (Lauren): There are no issues with the lagoon.

Pool Update (Lauren): The contract to replace the pool pebble tec is in the process of being signed.

Architectural Application Update (Alan): One architectural application was approved during the past month:

Unit 46: To replace pebble tec on the front steps with tile

Old Business: To continue to help with rodent control, Alan reminded residents that citrus should be kept off the ground. If citrus is seen on the ground, it should be picked up and disposed of before rodents get to it.

New Business: Lauren reminded residents that garbage and recycling pickup days have changed. Garbage is now picked up on Tuesday AM and recycling is now picked up on Thursday AM. Totes should not be put out before 5:00 PM the night before pickup.

All residents received a survey with questions regarding landscaping. Mark reported that out of 134 owners, 49 responded, which is a 37% rate of return. Fifty-seven percent indicated that they would be in favor of funding a landscape project. Of the 47 investors, only four responded. In October, the Landscape Committee send requests for proposals to six landscape companies for the stone, sod, and lighting work, and three of the companies submitted bids. The lowest bid was about \$450,000 to remove and replace stone in all areas, to remove winter grass at the appropriate time and install Bermuda sod, to install landscape lighting, and for directional signs.

Since the last Board meeting, the Committee reached out to numerous horticulturist companies to assess plant health, soil conditions, maintenance practices, the irrigation system and the efficiency of that system. One company that was found that does this type of work in multi-unit developments is called Tree Theory. They will perform a green assets audit, which consists of checking the soil, the water, and the plant tissue; evaluating maintenance practices and make recommendations for improvements; checking our current plant palate and provide a list of new plants in the hopes of expanding our current list; and evaluate the health and the trimming practices of our trees and make recommendations for improvements. The Landscape Committee recommends that the Board approved the green assets proposal from Tree Theory at a cost of \$6,750. Mark made a motion to approve the proposal. The motion was seconded by Alan and approved by the Board contingent on the support of the Maintenance Department in pursuing this plan. This particular action is being taken to maintain the value of our community and for future enhancement.

Mark has requested that a representative from the City of Scottsdale talk to the Committee about their warm season grass removal rebate program. Tier Two water restrictions are going to take effect at the beginning of January 2023, and we want to be ahead of the situation. Rebates of up to \$20,000 are available and the Committee wants to take advantage of the rebates if possible. The people at Tree Theory said that they will be able to help us work on the paperwork with the City.

Homeowner Comments: Comments/questions were made concerning closing our pool, the landscaping survey, the warm season grass removal rebate program, trees encroaching on second-story patios, music from nearby restaurants, coordinating our efforts with the Master Board, the difference between a maintenance project and a capital improvement project, funding a landscape project, and not rushing into a landscape contract.

There being no further business on the agenda, the meeting was adjourned by the Board secretary/treasurer at 12:24 PM.

The next Board meeting will be held on Wednesday, January 19, 2022, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary