

The Legend at Gainey Ranch Board of Directors meeting

January 13, 2022, 9:00 am

Participants: Mike Gregg (President), Andy Orent, Kurt Woetzel, Don Zumwalt, Earlene Nelson (from 9:00-9:35), Carol Richardson, Tom Flanagan

Location: Legend #10

- I. The meeting was called to order by Mike Gregg at 9:04
- II. Minutes of December 1, 2021 meeting were approved.
- III. Financial statements for October and November 2021 were approved.
 - A. Cash at 1.9 months on hand.
 - B. Under YTD budget by \$1,798.
- IV. Formal approval of prior email Architectural Committee approvals: None
- V. Discussion/ approval items in no formal order:

A. Review status of revised home color palette: The three additional colors discussed at the previous meeting have been painted on the wall at the pool. There has been some negative feedback from a few homeowners regarding the green tone (Lunar Landing) but the other two colors seem acceptable. It was proposed to obtain samples of all the colors in the palette and paint them on the wall so that homeowners can view the full palette.

B. Golf course wall update: The seventh \$25,000 draw for Cyrus was formally approved. Stenciling of the lot numbers on the new wall has been completed, so the only remaining issues are repairing the grade on the western side of the Legend, and then a final walk-through. The board approved payment of an additional \$68,813 to the contractor (Cyrus). There will be a hold-back of \$10,000 that will be paid upon completion of the project.

C. Social Committee report: Holiday decorations were discussed. Some feel that our holiday decorations (wreaths and red bows) are tired and in need of updating. Options were discussed, including keeping things as they are, or eliminating the red bows only. The option of decorative lighting of the trees at our entrance (similar to The Estates) was discussed, and we will consider getting a bid from a professional lighting service.

D. Pool Committee report: The first half of the pool furniture is at the contractor (Nu Look Revinyling) and is expected to be completed around February 7. The second half is expected to be completed by the middle of March. There have been delays in obtaining the powder coating and the vinyl from the supplier.

E. Nominating Committee report: Only two candidates, John Conderman and Jim Boyle, have expressed interest in running for the two open board seats, so they will run unopposed. The board approved these nominations. We are awaiting the scheduling of the annual Legend homeowner meeting by GRCA.

F. CC&R amendment re rentals: The cover letter and amendment ballot were sent to each homeowner via USPS on January 10.

G. 2022 Legend board officers: The board was reminded that new officers will be chosen right after the annual meeting.

H. Landscaping discussion re outside services: The Estates has retained an outside landscaping service to maintain their common area. Vaquero and North Meadow I & II also utilize an outside service. Currently, we pay GRCA \$83,000 annually for landscape maintenance, and there has been some dissatisfaction with the quality of the service. Mike will talk to the HOA presidents of the above communities regarding their satisfaction with the outside services. There may be a clause in the master association CC&Rs that requires some or all communities to use Gainey's in-house landscaping service.

I. Artificial turf maintenance update: This project is on hold until Cox is finished with their work on the cable lines in the Legend, as they may need to disturb some of the artificial turf.

J. Blue stake marking erasures: There are a number of painted marks on our sidewalks that outline underlying gas and water lines, and they will need to be power washed by Gainey maintenance.

K. Light bulbs in the exterior sconces have been changed to comply with our new exterior bulb standard.

VI. New Business: none

VII. The meeting was adjourned at 10:10 am.

Respectfully submitted by Don Zumwalt (secretary)