

## The Pavilions

Board Meeting: January 19, 2022

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

Proof of Notice: Alan confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards on Saturday morning, January 15, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the December 15, 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 the fiscal year, December 31, 2021, were \$950 under budget and our operating expenses were \$4,020 over budget. The budget deficit at the end of 2021 was \$4,970. The three main categories that were over budget are plants/trees/shrub, buildings repairs and maintenance, and pool area repairs and maintenance. The balance of our loan taken out for roofs is \$175,070, which is \$42,500 lower than at the beginning of 2021. Our reserve balance is currently \$224,586, which is \$21,000 higher than at the beginning of 2021. Our water usage through November 2021 was 2,187,000 gallons less than our water usage was through November 2020.

Landscape Update (Mark): Representatives from Tree Theory should be here next week to begin their Green Assets Audit. This site assessment should take approximately six to eight weeks before the report will be ready. Last Monday, the Landscape Committee met with maintenance for the monthly walk around discussion. Maintenance has targeted February 14 as the beginning date for our value-add program to begin. The area in front of the pool will be the focus of this work. Also, the citrus trees will be stripped and sprayed in February.

Pool/Lagoon Update (Lauren): Shasta Pool Company was unwilling to sign the Gainey Ranch contract for repairing our pool and Gainey Ranch was unwilling to sign the Shasta contract, so Heather is looking for other contractors who can replace the pebble tec.

Architectural Application Update (Alan): Four architectural applications were approved during the past month:

- Unit 64: To replace the front door handle
- Unit 87: To remove an interior column and a kitchen wall
- Unit 111: To replace all flooring except in the kitchen and the bathrooms
- Unit 125: To install a patio ceiling fan without lights

Old Business: Garbage totes are now being collected on Tuesday morning and recycling totes on Thursday morning. If totes are not being removed in a timely manner, security will

remove them after providing the resident with several notices. There will be a convenience fee for having the tote returned.

New Business: Mark met with the City of Scottsdale concerning their Warm Grass Rebate Program, which is a two-step process. We must first submit an application to Planning and Development for their approval. Once we receive that approval, we can apply to the City for their rebate program. The cutoff is March 31 to get in on this year's program. The first application to the City is being submitted this week. If that is approved, we can move on to the second phase. There are several options available from which to choose.

Beginning in January 2023, Tier Two Colorado River water reduction regulations will be going into effect, which will affect Gainey Ranch. One of the first items that is being considered is the elimination of all Fall overseeding. This Fall may be the last time that we will be allowed to overseed due to the amount of water that overseeding uses.

Work has been completed on 34 utility boxes in accordance with the new standard. One person is dedicated to doing the work. Hass will have an up-to-date status report at next month's meeting.

Homeowner Comments: Comments/questions were made concerning the landscaping project, artificial turf, gravel replacement, an architectural application, and utility cabinets.

There being no further business on the agenda, the meeting was adjourned by the Board President at 11:28 AM.

The next Board meeting will be held on Wednesday, February 16, 2022, at 11:00 AM (MST).

Minutes submitted by Alan Nathan, Board Secretary