

The Pavilions

Board Meeting: February 16, 2022

Call to Order: The meeting was called to order at 11:03 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Lauren Bostick and Alan Nathan. Jim Funk hosted the Zoom meeting for GRCA. In addition to the Board members, there were eight Zoom connections by homeowners.

Proof of Notice: Alan confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards on Thursday, February 10, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the January 19, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Lauren and passed by the Board.

Landscape Update (Prepared by Mark): Representatives from Tree Theory have been working in the community and should have their report completed by the first week of March.

A meeting was held with the City of Scottsdale's Planning and Development Department on February 2. A plan must be submitted showing where we intend to remove grass and replace it with either stone, plants, and/or artificial turf to qualify for the City's rebate program. If our plan is approved, we can then apply for it. The deadline to submit rebate applications is March 31. In the next several weeks, the landscape committee will survey existing grass areas to determine which areas are candidates for the rebate program. Six to eight hours of sunlight is recommended to properly sustain Bermuda grass.

Next week, maintenance will finish spreading the stone from the stockpile near the pool. Some of it will be used between the walk and the lagoon filter equipment on the right side of the lagoon with the balance spread just inside the pool gate on the right side.

Citrus removal will begin next week. Hass made a motion to not spray the trees as was previously discussed. Not only has the cost of spraying increased substantially but spraying alters the fruit and many residents enjoy picking and eating the citrus. Lauren seconded the motion and the motion passed. Residents will be notified when the citrus is going to be removed.

A proposal is going to be made to the MAC at their meeting next week to remove between 25 and 30 citrus trees behind Units 1, 2, and 3 to help mitigate a rodent problem. In addition to the rodent issue, these trees are jammed into a very small space and it is difficult to maintain them. The recommendation will be that the trees are not replaced because the area is much too small and is already dense with other plants and trees.

Pool/Lagoon Update (Lauren): Heather obtained several new quotes to repair the pool. It was necessary to get new quotes because our previous vendor was unwilling to sign Gainey's

contract and Gainey was unwilling to sign the vendor's contract. She is also going to get quotes to replace the tile in the jacuzzi because a number of them are cracked and chipped and since we will also be replacing the tile in the pool.

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

- Unit 43: To reroute downspouts
- Unit 46: To replace pebble tec on front steps with approved tile
- Unit 75: To replace glass in a window over the door entry
- Unit 114: To install new flooring, paint the interior, and add kitchen cabinets

Old Business: A proposal that was submitted to the MAC to plant palm trees at the end of the East cul-de-sac at Units 34 to 39 was denied.

Utility cabinets at Units 1 – 56 and Units 113 – 133 have been completed in accordance with the new standard, leaving just one-third of the boxes remaining to be repaired. Six of the boxes need to be completely rebuilt and are on the schedule.

New Business: The Pavilions' annual meeting will be held at the Estate Club on March 15 at 5:00 PM. Three seats are up for election. These are currently held by Alan, Hass, and Mark. The meeting will also be available on Zoom.

Homeowner Comments: Comments/questions were made concerning utility cabinets, landscaping, and upcoming expenses.

There being no further business on the agenda, the meeting was adjourned by the Board President at 11:34 AM.

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

Minutes submitted by Alan Nathan, Board Secretary