

The Pavilions

Board Meeting: March 22, 2022

Call to Order: The meeting was called to order on Zoom at 5:17 PM by the Board President, Hass Tebelmann. Other Board members in attendance were Scott Adams, Lauren Bostick, Alan Nathan, and new Board member Rich Vogel. In addition to the Board members, there were 15 Zoom connections by homeowners. This meeting was held in place of the regularly scheduled meeting of March 16, which did not have a quorum.

Proof of Notice: Alan confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards on Sunday, March 20, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the February 16, 2022, 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 January 2022, were \$15 over budget and our operating expenses were \$488 under budget. The budget surplus at the end of January was \$503. The balance of our loan for roofs is \$171,451. Our reserve balance is currently \$225,410. Water usage at the Pavilions was 2,136,500 gallons less than our water usage was in 2020. The usage in 2021 was also lower than in 2019 and 2018.

Landscape Update (Hass): It's time to move forward quickly with some type of plan to improve our green assets. The Tree Theory report was very comprehensive in explaining our needs. Because of looming water issues, repairs to the irrigation system must be a priority.

Pool/Lagoon Update (Lauren): Three additional bids were obtained to repair the pool. These bids included work on the jacuzzi, which is also in need of some repairs. The best bid was from CDC pools, a company that has done work in the past throughout Gainey Ranch. Their basic bid totaled \$40,165 for repairs to both the pool and the jacuzzi. The work should last for 16 to 20 years. Lauren made a motion to accept the bid from CDC, which was seconded by Scott. The motion passed. The CDC bid also included a few other options. As work commences, the Board may have to consider approving a few of the options.

Architectural Applications Update (Alan): Two architectural applications were approved during the past month:

- Unit 35: To paint the deck and block retaining wall
- Unit 98: To paint the interior and kitchen cabinets, remove backsplash, convert wood burning fireplace to gas, change staircase to original configuration, epoxy garage floor, and install new electrical panel in garage to support an automobile charger

Old Business: All citrus has been removed from trees and the utility box project has been completed.

New Business: At the recent annual meeting, Alan Nathan, Hass Tebelmann, and Rich Vogel were elected to the Board. Hass thanked Mark Shaffer for his service on the Board and especially for all of the work that he did on the landscape committee. Hass is going to assume landscaping duties on a temporary basis.

Homeowner Comments: Comments/questions were made concerning the pool contract, the meeting agenda, cleaning the pool, landscaping, painting, and building improvements.

There being no further business on the agenda, the meeting was adjourned by the Board President at 6:03 PM.

The next Board meeting will be held on Wednesday, April 20, 2022, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary