

The Pavilions

Board Meeting: October 20, 2021

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Scott Adams, Alan Nathan, and Mark Schafer. David Merrill hosted the Zoom meeting for GRCA. In addition to the Board members, there were thirteen Zoom connections by homeowners.

Proof of Notice: Hass confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the September 15, 2021, regular Board meeting and the September 22, 2021, special Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and approved.

Budget Update (Alan): Revenues at the end of September were \$764 under budget and our operating expenses were \$1,425 under budget. The budget surplus at the end of September was \$661. The actual deficit at the end of September was \$27,941. The main reason for this deficit is plants/trees/shrubs at \$3,210 over budget. Other categories causing the deficit are pool repairs and maintenance at \$1,728 over budget and chemicals for a bee infestation at \$1,600 over budget. At the end of September, the balance of our loan for roofs is \$185,887 and our reserve balance is \$214,993.

Landscape Update (Mark): The landscape committee is composed of three members: Kristen Gabriel, Jim Swint, and Mark Schafer. The grassy areas have recently been overseeded for the winter and we had our five days of fall tree trimming. The committee does not think that five days for tree trimming is adequate. A meeting was held yesterday with maintenance and the Fall walk around was held for the remove and replace program. Seventy-five bushes and plants were identified as needing to be replaced. This project will begin at the beginning of November if this purchase is approved by the Board. The committee also wants to expand the approved plant list and once the list is finalized, it will be presented to the Master Board. They also want to expand the use of color throughout the neighborhood. The committee researched the use of artificial turf, which could be viable in specific areas. The value-add program will be used during the year. This program allows us the free use of a crew for ten days, but we must supply the materials.

Recommendations from the landscape committee are:

1. Maintain as much natural grass as possible and identify those areas where there is insufficient sunlight for grass to grow.
2. Local sod farms will be visited in anticipation of installing Bermuda sod in the Spring and reseeding with rye grass in the Fall so that we have grass growing year-round.
3. Replacing the current pink stones with larger one-inch stones. The committee recommends using Apache Brown stones rather than Santa Fe Brown, which has recently been used. Apache Brown is a MAC approved stone.

4. Incorporate 500-to-800-pound boulders in strategic areas in the landscaping to give a look of greater depth.
5. Add some LED site lighting to highlight the trees in the front yards and the sidewalks.
6. Place low directional signs at the main entry and near the cul-de-sacs.
7. The grass around the lagoon will remain as is. However, the trees may have to be trimmed to allow more sunlight to reach the grass.
8. Will consider doing something in the cul-de-sacs like the one near Unit 100.
9. There is over crowding in the front entry island where some plants should be trimmed, and others replaced.
10. The pool entry should have more mature plants. In February, the front entry will be reworked using the 2021 value-add program hours.
11. The ring road is our responsibility from property line to property line. There are areas there that would benefit from artificial turf and/or granite rocks because they are shady.
12. The landscape committee recommends proceeding with a remove and replace program. This would involve purchasing 75 plants for \$1,000. Labor costs to install the plants would be an additional expense.

The committee is going to solicit bids for the sod and granite. They are also going to meet monthly with James, who oversees the maintenance field crew, to identify any areas that might need more attention.

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

- Unit 17: Door frame repair
- Unit 87: Window replacements
- Unit 133: Gutter and downspout installation

Old Business: At the last Board meeting, it was mistakenly reported that the utility cabinets were all completely repaired. The biggest problems are with the bungalows, and they will receive priority. All cabinets should be repaired by the beginning of the year.

New Business: Alan made a motion to accept the scope of the landscaping project and to solicit bids for it. The motion was seconded by Mark and approved. Mark made a motion to purchase 75 plants not to exceed \$1,000 as part of the remove and replace program. Alan seconded the motion and the motion passed.

Homeowner Comments: Comments/questions were made concerning replacing granite, LED lighting, directional signs, and the time frame and funding for the landscaping project.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:14 PM.

The next Board meeting will be held on Wednesday, November 17, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary.