

The Pavilions

Board Meeting: November 17, 2021

Call to Order: The meeting was called to order at 11:01 AM by the Board Vice President, Lauren Bostick. Other Board members in attendance were Alan Nathan, Mark Schafer, and Hass Tebelmann. David Merrill hosted the Zoom meeting for GRCA. In addition to the Board members, there were twelve Zoom connections by homeowners.

Proof of Notice: Lauren confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards on Sunday evening, November 14, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the October 20, 2021, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Lauren and approved.

Budget Update (Alan): Revenues at the end of October were \$842 under budget and our operating expenses were \$346 over budget. The budget deficit at the end of October was only \$1,188. The three main categories that were over budget are plants/trees/shrubs, pool repairs and maintenance, chemicals for a bee infestation. At the end of October, the balance of our loan taken out for roofs is \$182,288 and our reserve balance is \$218,190.

Landscape Update (Mark): Last month, the landscape committee began a monthly walk-around program with the Gainey Ranch maintenance department. Previously, Heather Anderson introduced the committee to Jamily, who replaced James, our field foreman. On November 1, the committee send out requests for proposals for replacing stone and sod. The requests are due within the next few days and upon receipt, the committee will review them. Maintenance identified 75 plants under the remove and replacement program, but only 42 requests were turned into maintenance because of a mix up with the field foreman. The replacements should begin this week or next. The committee would like to expand the selection of plants available to use. A survey was sent to all homeowners regarding the landscaping project. Everyone who has not yet responded to the survey is requested to do so. The proposed project will not require any additional water usage and there may be areas where water consumption will be reduced.

Lagoon Update (Lauren): It was noticed that the stain on lagoon bridge was pretty much worn off, so a request was sent to Heather Anderson to have a new coat of stain applied.

Pool Update (Lauren): The pebble tec in the pool should be replaced. Since pool companies are about six months behind in their work, we should have a plan to do something soon. One bid was for over \$30,000 and Shasta Pool Company's bid was \$23,122. Lauren made a motion to replace the pebble tec and accept the Shasta bid. Alan seconded the motion and the motion passed.

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

Unit 106: Shower renovation

Unit 106: Window treatment for shower window

Unit 114: Garage door wireless keypad and ring doorbell

Homeowner Comments: Comments/questions were made concerning plant replacements, the landscaping survey, a landscaping plan, possible future water restrictions, a piece-meal approach versus doing a complete project, the irrigation system, and the availability of materials.

There being no further business on the agenda, the meeting was adjourned by the Board vice president at 12:01 PM.

The next Board meeting will be held on Wednesday, December 15, 2021, at 11:00 AM (AST).

Minutes submitted by Alan Nathan, Board Secretary