

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

May 18, 2022, at 2:30 pm

A Board of Directors of 8989 Gainney Center Drive Condominium Association Business Meeting was held at the Estate Club and using Zoom meeting software and teleconference equipment. The Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time, in accordance with the Arizona Open Meeting Law.

Board members in attendance: Claudette Muller, Diane Tuton, and Josephine Chiu.

Board Members absent: Beth Seldin and Roz Cappello.

A quorum was declared, and the meeting called to order at 2:30 pm.

Homeowner Discussion/Forum: Time was allotted for homeowners to speak on any topic related to 8989. Mr. David Schein (Unit 130) was in attendance. There were no items for discussion.

Approval of the April 20, 2022, Board Meeting Minutes: The April 20, 2022, Board Meeting Minutes, previously distributed and reviewed, **were unanimously approved by the Board as written.** They are available on the GRCA website.

Treasurer's Report – April 2022 Financial Statements: Cash balance is good. Assessments are current through April 2022. Expenditures through April reflect the removal of three trees relating to the Flat Roof Water Pooling Mitigation Project, and repairs to a main irrigation line break. YTD expenditures for water, gas, and legal fees slightly exceed YTD allocations. Golf Course Management has advised the Board we will be incurring additional costs to control outbreaks of algae with the rising late spring and summer temperatures. They are also considering strategies to control Mosquitos and Midge fly larvae, which include stocking the ponds with fish (for an additional \$900 cost to our Lake Maintenance) and applying additional chemical applications to the lake when Midge fly and Mosquito activity increases during the monsoon season.

OLD ITEMS

- A. **Landscape Renovation:** The turf replacement for the two remaining streetside areas is delayed until May 2023. We were unable to obtain contractor quotes in time to complete turf installation by mid-May. Also, the quotes we received exceeded available funds (because of supply and inflation). GRCA staff has agreed to schedule In-house value-added staff hours in late April early May 2023 to complete the project for less cost. The lakeside turf replacement is delayed until 2023 or 2024 because of insufficient funding (because of inflation and supply costs), and unavailability of contractors to complete the work.
- B. **Flat Roof Water Pooling Mitigation & Membrane Decks Resurfacing Projects:** We are still awaiting the 2022 CIA Ballot language from the attorney to acquire approval from the Owners for levying the \$2,940/Unit. The Board is proceeding with the Flat Roof Water Pooling Mitigation Project to ensure the fifty scuppers are installed by the start of the Monsoon season to reduce the risk of damage to Unit interiors from excessive stormwater accumulating on the flat roofs. The Board also had the arborist removed three trees that were an immediate threat

to buildings and flat roofs. Sunvek has finalized the contract with GRCA staff and will begin installing the scuppers on May 19, 2022, starting with Units #113, #114, #119, #120, #123 and #124. Red Mountain Roofing will review the scupper installations to ensure the flat roof polyurethane ten-year warranty is not compromised. Based on the time it takes to install the initial six scuppers, GRCA staff will estimate the length of time it will take to complete the installation of the remaining 44 scuppers and advise Residents as to when they can expect the Contractor crew on their roofs.

NEW ITEMS

- A. 8989 Standards & Rules – New Section 23.1 for Unsightly Items:** After a brief discussion about the need to levy Special Assessment Fees (fines) when necessary for violations of CC&Rs Section 9.11 (Unsightly Items), **the Board unanimously approved adding the Unsightly Item Section 23.1 to the 8989 Standards & Rules.** The 8989 Standards & Rules (updated May 2022) will be available on the GRCA website under the 8989 Standards and Rules section.
- B. 8989 Standards & Rules – Special Assessments & Appeal Procedure:** The Board requested the Association attorney review the Special Assessments fees and Appeal Procedure outlined in Sections 20 (Garages, Driveways, Visitor and Street Parking), 21 (Pet Nuisances), and 23.1 (Unsightly Items) of the 8989 Standards & Rules. The Board has incorporated the suggested changes made by the Attorney. The Appeal Procedure remains unchanged. The 8989 Standards & Rules (updated May 2022) will be available on the GRCA website under the 8989 Standards and Rules section.
- C. Unit 246 Architectural Application - Sliding Patio Doors & Window Replacements:** After a brief discussion, **the Board unanimously approved Unit 246's request to change the double panel kitchen window to a single panel picture window.** The exterior window opening dimensions are unchanged.
- D. CC&Rs Violations:** The Board discussed the status of resolving the following CC&Rs violations:
- Installation of unapproved lighting fixtures, security cameras, non-standard window screens, and speakers on the exterior of Units by Owners;
 - Removal of Unit Owner's patio tree threatening building structure and repair of damaged patio wall;
 - Requirement for Owners to increase the height of their A/C enclosure walls to screen compressors; and
 - Continued unauthorized use of Visitor parking spaces by Residents and Owners.

Being no further business on the agenda, the meeting was adjourned at 3:18 pm.

Meeting Minutes submitted by Claudette Muller, 8989 Board President.

Next Board Meeting: Date and time for the next Zoom meeting (with instructions) will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.