

## The Pavilions

Board Meeting: April 20, 2022

Call to Order: The meeting was called to order at 11:04 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Lauren Bostick, Alan Nathan, and Rich Vogel. Scott Adams tried to login to the meeting via Zoom but could not sign in because incorrect information was distributed to the community. In addition to the Board members, six homeowners attend the meeting in person and there were four Zoom connections.

Proof of Notice: Alan confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards at 4:00 PM, Thursday, April 14, which was at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the March 16, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Rich and passed.

Budget Update (Alan): Revenues at the end of March 2022, were \$132 over budget and our operating expenses were \$1,513 under budget. The budget surplus at the end of March was \$1,645. The balance of our loan for roofs is \$164,096. Our reserve balance is currently \$233,306.

Landscape Update (Hass): The response rate to the landscape survey is 22% thus far. Rich suggested that a follow up email be send to attempt to get a larger response. Hass said that this would be done. Rich asked if the Board and/or the community would consider lush desert landscaping.

Pool/Lagoon Update (Lauren): A signed contract to repair the pool and the jacuzzi was sent to CDC Pool Company. The repairs will begin during the summer and the pool area will be closed while the work in being done. Hass will inform the community of the dates when the pool will be closed.

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

Unit 08: Install new cabinets in the garage, epoxy the garage floor, replace the water heater, and repair the garage dry wall

Unit 46: Replace front steps

Unit 70: Replace windows

Unit 113: Replace tile floor with new tile and retile the fireplace

Old Business: Our landscape application with the City of Scottsdale did not make it through City Planning in time to be approved. We can reapply for a 2023 grant if the community wants to move forward with a landscaping plan.

New Business: The Board will have to begin thinking about repainting the buildings. We have a contact at Dunn-Edwards Paint Company who will provide mockups of various paint schemes at no charge. A motion was made to increase the number of Board members. The motion died for lack of a second.

Homeowner Comments: Comments/questions were made concerning the landscape survey, xeriscape, gravel replacement, the Tree Theory report, maintenance, water, pony walls, and painting.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:35 PM.

The next Board meeting will be held on Wednesday, May 18, 2022, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary