

**7400 Board of Directors Meeting**  
**May 20, 2022**  
**Minutes**

The 7400 Board of Directors met on Friday, May 20, 2022 via Zoom. The meeting notice was distributed to homeowners by email and posted in the community bulletin board at least 48 hours prior to the scheduled meeting (per the AZ Open Meeting Law).

Board members in attendance were: Jill Townsend, Judy LeMarr, and James Nagaoka. Also attending over Zoom were Monika Goodwin (GRCA) and three 7400 owners.

Meeting highlights and attendant action items are summarized below.

Call to Order-The meeting started at 11:02 AM, a quorum being present.

April 22 Meeting Minutes-Unanimously approved. Available on the GRCA website.

Financial Report-The Reserve fund is showing that half of the Capital Improvement Assessment (CIA) funds have been collected, but is currently reflected in the Operating cash. This is an accounting/posting issue which will be corrected in the May financials.

Also, the initial deposit invoice from Sunvek of \$23,550.55 is due, the charge will appear in the May financials. In addition, the remaining balance of \$54,951.30 will become due.

Over budget items for April which stand out are Plants/Trees and Pool costs. The \$3,533 expense (for seasonal turnover plantings) is amortized over 12 months, so by year's end the plant/trees expenditures should be close to the yearly budget. Pool maintenance budget needs to be reviewed and/or adjusted during the June budget process for 2023.

Landscape-

The geraniums were replaced by light green and purple "potato vine" plants for the summer, cost was slightly over \$3,500 (90 trays, 60 light green/30 purple, at \$36/37 per tray).

Palm trees were trimmed by ArborCare. They did a good job, they look nice, but more importantly they are healthy. ArborCare will be back sometime during the October/November timeframe for the autumn tree trimming.

The current landscape maintenance schedule will remain the same during the summer per Heather Anderson (in recent past years the mowing schedule was reduced for the summer to every two weeks).

The artificial grass proposed test area estimate was received...the large area we selected was estimated at 1,375 sq ft...cost would be \$11,500. Heather believes the square footage is wrong, so she has asked for a redo on the estimates.

### Flat Roof ReCoat Project-

As of May 13, Sunvek has completed the requirements of the contracted work. Rick Humbert has inspected and signed off on 16 of 24 completed flat roofs, he and Sunvek are in the process of conducting final inspections on the remaining 8 flat roofs which are mainly located in cul de sac 1.

Since no major repairs were needed, the project will be on budget.

### Standards & Rules Review-Revisions have been made to:

Section 1- Architectural Control

Section 9-Sun Control Devices

And a new section was added, 10-Exterior Window & Glass Treatments.

These changes/new adds were reviewed by the full BOD and unanimously approved.

All owners will be emailed these revised sections, in the near future, to ensure that the most current Standards & Rules information is updated in their handbooks. Approved changes will go to Sheryl Wissmann (GRCA) for enforcement. We still have many other sections to review/update/change.

### Reserve Component Review-No update since the process starts in June.

### New Business-

A. 7400 Website Update-Jill Townsend will work with GRCA to update our website information.

B. Other-No other new business.

Owners Questions/Comments-A owner has requested that the BOD review and allow an exception to the 7400 CCR's rule governing owner created signage in common areas. The specific issue being that a few pet owners are not following the established protocol for pet sanitation requirements in common areas, in particular, areas close to front doors. The sign would not limit access to the common area, but would have pet owners reconsider use of that grassy area by pets. Further discussion to follow.

A responsible pet owner suggested the following: 1) maybe putting up signs throughout the community, or least at the pet receptacle...reminding pet owners to pickup after their pets. 2) add another receptacle outside our gate on Gainey Club Drive, half way between our entrance and the West Gate. 3) email reminders to the 7400 community, and adjacent communities, who access our common areas of our existing pet care protocol.

### Adjournment-11:44 AM.

Next BOD Meeting is scheduled for 11 AM, Friday, September 23, 2022 at the Estate Club and via Zoom.

Submitted by James Nagaoka

