

The Pavilions

Board Meeting: June 15, 2022

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board members Mark Schafer and Rich Vogel attended the meeting in person and Alan Nathan attended via Zoom. There were an additional six Zoom connections by homeowners. David Merrill represented Gainey Ranch.

Proof of Notice: Alan confirmed that the notice of this meeting was sent to homeowners electronically at least 48 hours in advance, as required. It is also normally posted at the mailboxes, but an issue with the key to the bulletin boards prevented this.

Approval of Minutes: Alan made a motion to approve the minutes of the May 18, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and passed.

Budget Update (Alan): Since no financial information was received from Gainey Ranch this month, there is nothing to report. A financial report will be presented in July.

Landscape Update (Mark): The Board has approved the purchase of a master controller for the irrigation system. Since the controller is web-based, once the controller is installed, it can “talk” to the other controllers in the Pavilions. It will also be tied into the Maintenance Department’s system, which all allow maintenance to control it via a computer or smart phone.

Because of excess pressure at the beginning of the irrigation system and very little pressure at the end of the system, the sprinkler heads are operating at only about 30% efficiency. The efficiency can be increased simply by changing the heads. High water pressure is also putting too much stress on the pipes.

The drip irrigation system is not working efficiently but can be improved by using pressure regulators.

The Board can hire Tree Theory to help us upgrade our irrigation system. They will write an RFP (request for proposal) listing the bid specifications, get bids, talk to contractors, make a recommendation, and oversee the work.

Mark recommended that a special Board meeting be held so that Tree Theory can make a presentation and answer questions about their proposal. Rich made a motion, which was seconded by Alan, to call a special Board meeting to hear Tree Theory’s presentation. It was suggested that representatives from the Maintenance Department also attend this special meeting.

Artificial turf is currently being installed at the entrance in front of the pool. Work should be completed by the end of this week or next week.

Pool/Lagoon Update (Hass): The pool contract has been signed, but work has not yet started.

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

Unit 24: Install a garage window sunshade [MAC must still approve]

Unit 60: Replace kitchen cabinets, counter tops, and flooring

Old Business: Mark spoke to a painting contractor about painting suggestions. The suggestions were to keep the color light, use two colors but not more than three, don't remove the eyebrows above garage doors, and establish a fund to repair stucco.

New Business: The Board previously filled the vacant Board position that was created when Scott Adams resigned from the Board. The new Board member is Mark Schafer, who previously served on the Board.

Homeowner Comments: Comments/questions were made concerning painting, landscaping, irrigation controllers, sprinkler heads, and a pet relief area.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:53 PM.

The next Board meeting will be held on Wednesday, July 22, 2022, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary