

## The Pavilions

Special Board Meeting: July 12, 2022

Call to Order: The special meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board member Mark Schafer attended the meeting in person and Alan Nathan attended via Zoom. One homeowner attended in person and an additional nine homeowners attended via Zoom. Scott Williams and Heather Anderson from the Gainey Ranch Maintenance Department were also in attendance. The only topic to be discussed at this meeting is irrigation.

Proof of Notice: Alan confirmed that the notice of this meeting was sent to homeowners electronically at least 48 hours in advance, as required.

Tree Theory: Roger Hartzog and Doug Donahue, representatives from Tree Theory, were invited to speak to the Board about their report, which was commissioned last year. Their report covered the status of the irrigation system, soil, sod, shrubs, and trees in our community. Our current use of water is very inefficient, and the irrigation system needs repairs and an upgrade to modern technology to make it more effective and efficient.

We are wasting a lot of water because the irrigation system is in poor condition, the water pressure is too high, the spray head nozzles are ineffective, and the irrigation controllers are old.

They recommend making necessary repairs to the system, installing pressure regulators, switching nozzle heads, and upgrading the controllers.

To get a head start on upcoming water restrictions, Tree Theory proposed preparing an RFP (request for proposal) to increase the efficiency of our irrigation system. Tree Theory would create the RFP, send it to qualified irrigation companies to request bids, meet with the companies and walk the property with them before any proposals are submitted, determine the three best proposals, submit their recommendation to the Board, schedule the work after the Board chooses a contractor, oversee the implementation, and check the final work. A second proposal was to only prepare the RFP without the follow-up work.

The Board did not take any action on Tree Theory's proposals.

Homeowner Comments: Homeowner comments concerned future landscaping choices and the need for an irrigation system, fiscal responsibilities, capital improvements versus maintenance, Board authority, and sod replacement.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:47 PM.

The next Board meeting will be held on Wednesday, July 20, 2022, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary