

The Pavilions

Board Meeting: May 18, 2022

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Other Board members in attendance were Lauren Bostick and Alan Nathan on Zoom, and Rich Vogel in person. In addition to the Board members, two homeowners attended the meeting in person and there were twelve Zoom connections. Jim Funk was in attendance representing Gainey Ranch.

Proof of Notice: Hass confirmed that the notice of this meeting was properly posted at the mailbox bulletin boards at least 48 hours in advance, as required.

Approval of Minutes: Alan made a motion to approve the minutes of the April 20, 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 April 2022, were \$81 over budget and our operating expenses were \$2,004 over budget. The budget deficit at the end of April was \$1,923. The primary reason for this deficit is pool area repairs and maintenance. The balance of our loan for roofs is \$160,430. Our reserve balance is currently \$233,130.

Landscape Update (Hass): The Board is planning to take a proactive approach to water and maintenance. Hass made a motion, which was seconded by Rich, to install artificial turf at four area near the front entrance. The motion passed. Hass will submit this plan to the MAC for its approval. The total cost of the complete project will be \$16,463.

Hass presented the following information on water payback for artificial turf:

Base Data

Pavilions grass area 38,000 sq. feet

- Lagoon area and perimeter road 19,000 sq. feet
- Pavilions interior road 19,000 sq. feet
- Front entry 1,900 sq. feet

Water Cost \$4.90/M

- Turf \$7.8775 (materials and prep) 1,900 sq. feet x \$7.8775 = \$14,967
- Sod \$3.68 (materials and prep) 1,900 sq. feet x \$3.68 = \$ 6,992
- Water Cost /sq. ft \$ \$0.2866 /sq. ft/year \$544.54

Landscape Plan

Take front entry 1,900 sq. feet (10% of total interior) and install artificial turf to physically present the "look and feel" and verify cost assumptions

Payback

Assume no plan to address the quality of the existing grass, the savings would be water avoidance taking about 28 years for payback

- $\$14,967 \div 544.54 = 27.48$ Years

Assume installation of sod to improve existing grass. And following the guidelines of replacement of sod every 3 years would suggest 4-year payback

Year	1	2	3	4	Total	
Sod	\$6,992			\$6,992	\$13,984	
Water	\$544	\$544	\$544	\$544	\$2,176	\$16,160
Turf	\$14,967	\$0	\$0		\$14,967	\$14,967

Pool/Lagoon Update (Lauren): The repairs to the pool and the jacuzzi will begin in a few weeks and the work will take several weeks to complete. The pool area will be closed while the work is being done.

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

- Unit 08: Replace front door, side garage door, and rear gate and replace rear patio tiles
- Unit 24: Epoxy the garage floor

Old Business: The results of the landscape survey were 67% not in favor and 32% in favor. The remaining 1% had no opinion.

New Business: Scott Adams submitted his resignation from the Board. The Board will appoint a new member to fill Scott’s unexpired term.

Homeowner Comments: Comments/questions were made concerning the timing of the lagoon fountains, painting, landscaping, stolen packages, security, illegal parking, and the process to replace a Board member. There was also a question about no power in the lagoon. [There was an electrical shortage, which was resolved by APS.]

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:04 PM.

The next Board meeting will be held on Wednesday, June 15, 2022, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary