

The Pavilions

Board Meeting: July 20, 2022

Call to Order: The 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 Lauren Bostick and Alan Nathan attended via Zoom. One homeowner attended the meeting in person and there were 12 Zoom connections by homeowners. David Merrill represented Gainey Ranch.

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

Approval of Minutes: Alan made a motion to approve the minutes of the June 15, 2022, regular Board meeting and the minutes of the special Board meeting of July 12, 2022, which were both previously distributed and reviewed by the Board. The motion was seconded by Mark and passed.

Budget Update (Alan): Revenues at the end of June were \$143 over budget and our operating expenses were \$255 over budget. The budget deficit at the end of June was \$111. The primary reason for this deficit is landscaping—plants, trees, and shrubs. The balance of our loan for roofs is \$153,029 and our reserve balance is \$216,808.

Landscape Update (Mark): The conversion from grass to artificial turf at the entrance to the Pavilions has been completed. In response to concerns about the Board not communicating its landscaping plans, Hass summarized Board discussions concerning landscaping issues during the past 18 months.

Mark made a motion to have Tree Theory prepare an RFP (request for proposal) to repair and update our irrigation system and then solicit at least three bids. Once the bids are received, Tree Theory will summarize the bids for the Board. The cost for preparing the RFP will be \$1,950. The motion was seconded by Alan and approved by the Board. The GR maintenance department will be given the opportunity to supervise the work.

Pool/Lagoon Update (Hass): The work on the pool has started and the project should be completed in the next three to four weeks.

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

Unit 21: To replace windows

Unit 60: Install additional kitchen cabinets and change windows in the kitchen/dining area; replace kitchen door and adjacent window with sliding glass door; replace sliding glass door and two windows in living room with four 16-foot sliding panel glass doors and window; replace current fireplace with electric fireplace

Old Business: Mark and Hass inspected the buildings to see if the painting project could be postponed for a year. They determined that it was feasible provided that some minor work be

done on the garage eyebrows and on some of the buildings and walls. Mark made a motion to have the Maintenance Department solicit bids to have the work done. Alan seconded the motion, and it was approved by the Board.

At last month's meeting, the Board approved the purchase of one master controller for the irrigation system. It turns out that the other four controllers are also failing, and it is necessary to replace them as well. The total cost of the five controllers will be \$16,029, but there is a possible rebate available from the City of Scottsdale which will lower the cost. A motion to purchase the additional four controllers was made by Lauren, seconded by Mark, and passed by the Board.

New Business: At last month's meeting, a retractable screen installation was approved by the Board. However, the MAC disapproved of the screen for front facing areas. Mark made a motion, seconded by Alan, to have Hass update our standards and rules for retractable screens to indicate that the approved screens are not for front facing windows. Motion passed.

Mark made a motion that was seconded by Alan that security cameras require Board approval before installation. Motion passed.

The vote on the GRCA transfer fee ends tomorrow. Hass urged everyone to cast their vote on this issue.

Homeowner Comments: Comments/questions were made concerning a security system update, interior sprinkler systems, the budget, reserves, painting, artificial turf, the irrigation RFP, annual fees, and enforcing rules.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:28 PM.

The next Board meeting will be held on Wednesday, August 17, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary