

The Pavilions

Board Meeting: August 17, 2022

Call to Order: The meeting was called to order at 11:01 AM by the Board President, Hass Tebelmann. Board member Mark Schafer attended the meeting in person and Lauren Bostick, Alan Nathan, and Rich Vogel attended via Zoom. There were also seven Zoom connections by homeowners.

Proof of Notice: Hass confirmed that the notice of this meeting was sent electronically last Wednesday and was posted at the mailboxes on Thursday. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the minutes of the July 20, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Lauren and passed.

Budget Update (Alan): Revenues at the end of July were \$162 over budget and our operating expenses were \$189 over budget. The budget deficit at the end of July was \$27. The balance of our loan for roofs is \$149,295 and our reserve balance is \$154,898.

Landscape Update (Mark): Tree Theory will begin the RFP process for upgrading the irrigation system. They will be assessing the components of the system and develop a narrative for the bidders, which will include the number of sprinkler heads that should be replaced, a survey to determine how many of the deep wells that irrigate our trees need to be replaced, and the extend of the work that will have to done on our drip system. Tree Theory will walk each prospective bidder around the community prior to submitting a bid. They intend to invite five contractors. Bid results should be available for the October monthly Board Meeting.

Hass noticed that some weeds are coming up through the artificial turf at the front entrance. Mark will contact the installer to remedy the situation.

Pool/Lagoon Update (Lauren): The pool has been refilled and the finishing touches are being completed.

Architectural Applications Update (Alan): One architectural application was approved during the past month:

Unit 8: To replace kitchen appliances, cabinets, and countertops; to replace powder room cabinets and countertops; to replace first floor flooring; to replace carpeting on stairs. A dumpster was approved for one week.

Old Business: Standards and rules have been updated to reflect changes regarding retractable screens and security cameras.

Mark will contact Maintenance about soliciting bids for stucco repair and painting touch up work.

New Business: During the COVID period when many residents were not leaving their homes for work or other activities, security was told not enforce parking violations in driveways. Hass made a motion to continue to allow cars to remain in driveways for periods greater than 24 hours for the foreseeable future. The motion was seconded by Lauren. After a period of discussion, the motion was amended to revisit the situation at the end of 2022. The motion passed by a vote of 4 to 1.

Lauren mentioned that some residents are putting trash totes out too early and others are leaving them out for too long after pickup. Hass will follow up with security about this issue.

Homeowner Comments: There were no comments/questions from homeowners.

There being no further business on the agenda, the meeting was adjourned by the Board president at 11:22 AM.

The next Board meeting will be held on Wednesday, September 21, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary