

## The Pavilions

Board Meeting: September 21, 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 Alan Nathan attended via Zoom. David Merrill represented GRCA. There were two homeowners present at the meeting and 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 August 17, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and passed.

Budget Update (Alan): Revenues at the end of August were \$170 over budget and our operating expenses were \$244 under budget. The budget surplus at the end of August was \$414. The balance of our loan for roofs is \$145,566 and our reserve balance is \$148,597.

Landscape Update (Mark): Tree Theory is working on the RFP for upgrading the irrigation system. A list of bidders should be ready for our October Board meeting.

The weed that is growing through the artificial turf at the front entrance is called nutsedge. The roots are 18 inches below the ground. The soil was treated before the turf was installed, but it will take periodic applications to kill it. Maintenance will monitor it, but some of it is already dying.

Trellises will be installed in the area in front of the pool to guide the growth of the bougainvillea. The plants that are dying will be replaced in November.

Pool/Lagoon Update (Hass): The locks at the pool have been changed and locks have been installed on the restroom doors. Residents can pick up their new keys at Maintenance. Letters about this change were previously sent to all homeowners.

Architectural Applications Update (Alan): During the month, one architectural application was approved, and one was denied:

Unit 98: Approval was given to replace flooring in two upstairs bathrooms.

An application to install casement windows was denied.

Old Business: Maintenance provided us with three bids for stucco repair and painting touch up work. The bids range from \$28,600 to \$33,420. The bids also include replacing about a dozen unit numbers that are cracked and/or broken.

New Business: Annual tree trimming will begin in November. The MAC gave us approval to remove the numerous ornamental fruit trees behind Units 1, 2, and 3. This work will be done while the other trees are being trimmed.

The Board must decide what value-added work we would like Maintenance to do in October/November. Mark made a motion to identify grassy areas of 100 square feet or less to remove the sod and clean up the irrigation before installing stone and desert plants. The motion was seconded by Alan and approved by the Board.

The City of Scottsdale sent a letter to businesses and residents requesting that there be no overseeding this year for winter lawns.

Homeowner Comments: Comments were made, and questions were asked about painting, hairline cracks, maintaining the integrity of decks and a/c flooring, driveway cracks, water usage, coordination among the satellite associations, xeriscape, debris falling from trees, and artificial turf.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:10 PM.

The next Board meeting will be held on Wednesday, October 19, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary