

**7400 Board of Directors Meeting
October 21, 2022
Minutes**

The 7400 Board of Directors met on Friday, October 21, 2022 at 11:00 am at the Estate Club and via Zoom with James Nagaoka, Judy LeMarr and Jill Townsend in attendance. Also in attendance were Matt Hasher and via Zoom Jill Galinsky, Jeff Elkow, and Monika Goodwin.

The September 30, 2022 minutes were unanimously approved.

Financial Report

The Sept financials have a net total budget to actual variance that is over budget by \$6,400 compared to the Aug financials which reflected a net total budget to actual variance that was over budget by \$7,400. Therefore, this reflects a net total budget to actual surplus for the month of September of approximately \$1,000 (under budget). This surplus was not attributable to a single large item, but rather many smaller items which came in under budget or annual amortized amounts were less than actual. There is a new line item in the Sept financials for enhancement fees collected. The enhancement fee became effective June 1.

Landscaping Committee Report

Per the request from Scottsdale and GRCA, the 7400 Board agreed to reduce the amount of water used by cutting back on the areas requiring over seeding. James, Lindy and Judy walked the property identified the areas that would and would not be over seeded this year. Based on that report, Heather has proceeded with over seeding the identified areas. A notice was sent to the community on Oct 17 announcing the new practice.

The walk also produced a report on the plants that need to be replaced or planted where none existed. That is about 35 areas.

Cameron and Heather walked the property and identified trees that need trimming or removal and they have been marked. There is a large problematic tree that will be removed and it will not come out of the 7400 budget.

Jose is our new superintendent for landscaping in 7400.

Pool Committee

The south pool had a leak in the pump, it has been repaired.

Bids were requested from 17 vendors to bid maintaining the two 7400 pools. Seven responses were received and three provided estimates and four were unable to provide service. Compared to the current cost vs the bids (based on direct labor & overhead):

GRCA	\$13,600/year	
Aquaman	\$14,600/year	(they also do the Hyatt pools)
Beyond Pool Cleaning	\$22,200/year	

GRCA currently cleans twice a week.

When we add costs of supplies and repairs/overhead into the mix the actual yearly cost is:

GRCA	\$27,000
Aquaman	\$26,700
Beyond Pool	\$34,000

A decision regarding pool maintenance for 2023 will be made in conjunction with the 2023 Budget process, taking into consideration all factors in pool management.

Heather was asked to price the cost of switching from keys to key cards for 7400 pool access to help identify owners, or their renters, who cause damages requiring costly maintenance. Heather obtained cost estimates from Cova Control Systems LLC of \$10,402 for the north pool and \$11,521 for the south pool plus cost of key cards. She said we could not use the same key cards we have for GRCA. At the moment, we don't have the funds in the budget but the Board will consider for the future as a method to identify owners, or their renters, who create negative incidents at the pools and hold the owner responsible for the associated costs.

Board Vacancy

As announced at the Sept meeting, Matt Hasher left the Board in Aug with the sale of his unit.

In Oct, Melinda (Lindy) Johnson resigned the Board for personal reasons.

Lindy has agreed to continue serving on the pool and the landscaping committees. Prior to Lindy's resignation on Oct 18, the Board announced Matt's vacancy via a community-wide email and called for volunteers from our community. There have been three residents volunteer to participate as of today. The notice requests any owner interested in serving to respond by Oct 31.

Review of 2023 Budget

David Merrill has nothing for us yet on the 2023 Budget at this time.

New Business

A. Reserves increased in Sept in the amount of \$1,000 for the first Enhancement Fee collected.

B. A reminder of the 7400 Termite, Pest Control Policy was sent to all homeowners on Oct 20. There has been no policy change. The communication was sent as a courtesy reminder to owners.

C. It was decided to have James and Judy meet the candidates and then an email vote can be conducted prior to the next board meeting.

D. As Chair of the Finance Committee, Matt will continue to be included in the 2023 Budget discussions.

Next scheduled Board meeting is scheduled for Friday, November 18th at 11 am at the Estate Club and via Zoom

Meeting Adjourned.