

8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

October 26, 2022, at 2:30 pm

A Board of Directors of 8989 Gainney Center Drive Condominium Association Business Meeting was held at the Estate Club and using Zoom meeting software and teleconference equipment. The Meeting Notice was distributed to homeowners by e-mail and posted on the mailbox bulletin board at least 48 hours before the scheduled meeting date and time, in accordance with the Arizona Open Meeting Law.

Board members in attendance: Claudette Muller, Diane Tuton, Josephine Chiu & Roz Cappello.
Board Members absent: Beth Seldin.

A quorum was declared, and the meeting called to order at 2:30 pm.

Homeowner Discussion/Forum: Time was allotted for homeowners to speak on any topic related to 8989. Mr. Johnson (Unit 229), Mr. Addy (Unit 105), and Ms. Banks (Unit 116) were in attendance. Mr. Johnson expressed his support for increasing the 30-day lease period to 6 months or more. He expressed concerns about declining property values as more Units become rentals, and about driveway and visitor parking by residents. Mr. Addy expressed concerns about the blocked drains in the common areas and the pool gate near his Unit not working properly.

Approval of the September 21, 2022, Board Meeting Minutes: The September 21, 2022, Board Meeting Minutes, previously reviewed and distributed, **were unanimously approved by the Board as written.** They are available on the GRCA website.

Treasurer's Report – September 2022 Financial Statements: Cash balance is good. September YTD expenditures for water, gas, pool maintenance, and legal fees continue to exceed YTD allocations. YTD expenditures exceed YTD Allocations by approximately \$6,300. Any savings relating to reducing the winter grass overseeding will not reflect until December 2022 and next year.

OLD ITEMS

- A. **Membrane Decks Resurfacing Project** – SUNVEK indicates it cannot schedule the Walkdeck project until mid-November. Considering this is close to the Holiday season, the Board will delay the Project until late February. The best weather conditions for resurfacing the membrane walk decks is in late February thru April. Resurfacing requires dry and cool/warm deck surfaces. The Board anticipates the decks to be completed by mid-April, weather permitting. A memo will be distributed in early February to Owners providing instructions and advising them to clear their decks and balconies if they will be absent while the project is underway.
- B. **Roof Inspection Report for September 2022** – The recent report identified the majority of the flat roofs with debris and drain issues on the buildings located near Eucalyptus trees by the golf course and lake, and around the pool under the palm trees. The Board will keep the roof and drain inspection at four per year in 2022.
- C. **Common Elements Landscaping Update** – GRCA will be replacing dead and missing plants along the exterior of the Community's perimeter wall and by the West pedestrian gate. The shrubs near the wall will be trimmed down to see if they will fill-in when they grow back. If not, they will be replaced next planting cycle.

Dead and missing plants and trees in the Common Elements landscaped areas will be replaced this November. Approximately 15 trees will be planted to replace those lost as a result of storm damage, disease, threat to buildings and roofs.

The Board is installing landscaping between building 5 and the Corporate Center to improve community security and safety by reducing traffic to and from the golf course.

Motion: The Board unanimously approved the bid of \$12,300 to landscape the area between building 5 and the Corporate Center at the street curb.

The Board must address the landscaping, grading and drainage in the atrium area at Unit 102. There are no in-house value-added hours available to complete this priority project this year.

Motion: The Board unanimously approved the bid of \$10,300 to regrade and relandscape the atrium area at Unit 102's front door.

- D. **Survey Regarding CC&Rs 30-Day Lease** – Preliminary survey results shows 50 of 72 Owners responded to the Survey, with 27 (54%) Owners indicating they would like to increase the lease length, and 23 (46%) Owners indicating they want to keep the 30-day lease period. Both the 3-months and 6-months lease options were selected most frequently as an option. A change to the CC&Rs requires a positive vote from 49 (67%) of all 72 Owners. The Survey results indicate we are far short of that requirement. Two other Gainey Ranch condominium satellite communities previously attempted to increase their 30-day lease period and were unsuccessful. The Board will further discuss options to garner support for increasing the 30-day lease period.
- E. **8989 Standards & Rules Non-compliance Update** – The Board is awaiting the Applications from four Units to replace torn awnings. The Board will follow-up on status of a Unit's compliance with 8989 CC&Rs Article 9.5 which limits the use of visitor spaces to guests/invitees and requires Residents to use their Unit's two-car garage.

NEW ITEMS

- A. **8989 Standards & Rules Section 6 - Garage Door Repair & Maintenance** – The Board issued a memo to Residents reminding them of their responsibilities to minimize garage door failures. The replacement of the Unit's garage door resulting from damage caused by negligence and neglect (including the poor maintenance) is the Owner's responsibility.

A reminder regarding Holiday decorations and lights is being distributed by GRCA Management in early November. The Board has provided the 8989 Holiday Decorations Rules to the GRCA which will be included in the notice.

Being no further business on the agenda, the meeting was adjourned at 3:36 pm.

Meeting Minutes submitted by Claudette Muller, 8989 Board President.

Next Board Meeting: November 29, 2022, at 2:30 pm at the Estate Club. The Zoom meeting credentials, and Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.