

The Pavilions

Board Meeting: October 19, 2022

Call to Order: The meeting was called to order at 11:30 AM by the Board President, Hass Tebelmann. Board member Mark Schafer attended the meeting in person and Alan Nathan attended via Zoom. Jim Funk represented GRCA. There were two homeowners present at the meeting and thirteen Zoom connections by homeowners.

Proof of Notice: Hass confirmed that the notice of this meeting was sent electronically and on Saturday was posted at the mailboxes, which met the requirement of a 48-hour notice.

Approval of Minutes: Alan made a motion to approve the minutes of the September 21, 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 September were \$167 over budget and our operating expenses were \$3,512 over budget. The budget deficit at the end of September was \$3,344. The primary reasons for this deficit are pool maintenance and repairs and water. The balance of our loan for roofs is \$141,893 and our reserve balance is \$153,227.

Landscape Update (Mark): Several weeks ago, Tree Theory walked the development with Maintenance and any interested bidders for the irrigation project. The bids are due later this month.

In accordance with City of Scottsdale recommendations, the Pavilions will not oversee where it is not necessary, and xeriscape will only be done in the designated nine plots at this time.

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

Unit 10: Approval was given to replace the garage entrance door frame and threshold

Unit 33: The approval of a sliding door installation is dependent on a structural engineer's certification of the plan

Old Business: Deck inspections on one-third of the units will be conducted in the Fall. Hass will provide homeowners with a list of the units to be inspected this year so that no one sees an unexpected person on their deck.

Mark and Lauren walked the development and asked owners about making changes to the color pallet of the buildings. The consensus was that the current color pallet is fine. The Board will meet with Heather to review bids for stucco repairs and painting the eyebrows.

Maintenance will only be able complete five or six of the nine areas that were chosen to be done under the value-added program. Mark made a motion to hold off on paying a contractor to complete the areas that Maintenance could not finish in the time allotted so that owners can see what the Board is trying to accomplish. The motion was seconded by Alan and passed by the Board.

New Business: Hass made a motion to ask the homeowners to approve an increase in the enhancement fee from the current \$500 to \$1,500. The motion was seconded by Mark and approved by the Board. A 75% approval by the homeowners is needed for the fee increase to take effect. The enhancement fee is assessed against the sale of a unit and is paid by the buyer.

Homeowner Comments: Comments were made, and questions were asked about landscaping expenses, a reserve study, the enhancement fee, overseeding, painting, and reserve funds.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:36 PM.

The next Board meeting will be held on Wednesday, November 16, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary