

The Pavilions

Board Meeting: November 16, 2022

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board members Mark Schafer, Rich Vogel, and Alan Nathan attended the meeting in person and Lauren Bostick attended via Zoom. Jim Funk represented GRCA. There were six homeowners present at the meeting and twelve Zoom connections by homeowners.

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

Approval of Minutes: Alan made a motion to approve the minutes of the October 19, 2022, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and passed.

Budget Update (Alan): Because David Merrill, controller for GRCA, was busy preparing the 2023 budgets for Gainey Ranch and the satellite communities, there is no financial report for the Pavilions this month.

Landscape Update (Mark): The value-added work this year will focus on plots of 100 square feet or less where grass is not growing well. Turf will be removed and replaced with stones and plants. Watering, fertilizing, and cutting these small areas has become cost prohibitive. However, one of the nine original areas is going to be converted to artificial turf at the request of the homeowner and at the owner's expense.

Tree Theory was hired to solicit bids for improving our irrigation system and three bids were submitted. They ranged from \$53,000 to \$99,000. These bids include upgrading control valves, new spray heads, new drip tubing for all of the plants, and deep root irrigation systems for trees. Tree Theory estimates that we could save up to 30% of our water usage by replacing the spray heads. Thirty percent of eight million gallons of water would be a huge annual savings.

Pool Update (Lauren): Residents should pick up their new keys to the pool and pool restrooms from the Maintenance Department if they haven't already done so.

Architectural Applications Update (Alan): During the month, three architectural applications met the Standards and were thus approved:

Unit 51: Approval was given to install artificial turf

Unit 59: Approval was given to remodel the kitchen, both bathrooms, and replace the flooring throughout the unit

Unit 81: Approval was given to remodel the kitchen, living areas and bathrooms, pending an engineer's approval to remove a structural wall

Old Business: Mark made a motion to accept 3-2-1's bid of \$17,420 to prep and paint all ground level eyebrows with two coats. The motion was seconded by Lauren. During the discussion of the motion, Mark said that the eyebrows will be caulked if necessary and all cracks and nail holes will be repaired. The work will be done after the first of the year. The motion carried.

Since deck inspections have not been done for two years, the decks in ten buildings will be inspected in each of the first four quarters of 2023. There are a total of 140 decks that have to be inspected. If a deficiency is found, it will be up to the homeowner to make any necessary repairs. After this year, one-third of the decks will be inspected each year. A schedule of inspections will be provided to unit owners.

The Enhancement Fee for The Pavilions is currently \$500. The Board will be asking the community to approve an increase in this fee to \$1,500. The Enhancement Fee is paid by the buyer and does not affect the seller in any way. A letter asking for approval will be sent to homeowners at the end of the year.

New Business: Hass reviewed holiday decoration Standards. Decorations can be put up no earlier than the Sunday before Thanksgiving and must be removed by the Sunday after New Year's Day. Homeowners should review the rules for both Gainey Ranch and The Pavilions regarding decorations.

Effective December 24, the City of Scottsdale's new rules for short term rentals will go into effect. There is already a 30-day minimum rental in Gainey Ranch.

A community mixer will be scheduled in late March at the Pavilions pool to give residents an opportunity to meet their neighbors and the members of the Board.

Alan made a motion to increase the monthly HOA fee by \$20 per month, with all of the increase going into our underfunded reserve account. The motion was seconded by Rich. After a lengthy discussion, the motion was withdrawn. Hass made a new motion, which was seconded by Alan, to hold a special budget workshop meeting on Monday, November 21, at 1:00 PM at the Estate Club and on Zoom. The motion passed unanimously. After the workshop, a special Board meeting will be scheduled to approve a budget for 2023.

Homeowner Comments: Comments were made, and questions were asked about water usage, landscaping, the budget, deck inspections, artificial turf, and communications with residents.

There being no further business on the agenda, the meeting was adjourned by the Board president at 1:00 PM.

The next regular Board meeting will be held on Wednesday, January 18, 2023, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary