

The Pavilions

Board Meeting: January 18, 2023

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board member Alan Nathan attended the meeting in person and Mark Shaffer and Rich Vogel attended via Zoom. David Merrill represented GRCA. There were five homeowners present at the meeting and eight Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Thursday, January 12, and was also 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 November 16, 2022, regular Board meeting and the minutes of the special Board meeting of November 28, 2022, 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 November were \$182 over budget and our operating expenses were \$3,125 over budget. The budget deficit at the end of November was \$2,943. The primary reason for this deficit is plant, tree, and shrub replacements. The balance of our loan for roofs is \$134,465 and our reserve balance is \$158,218.

Landscape Update (Mark): There are two approved aggregates for use in Gainey Ranch. One is Santa Fe Brown and the second one is Apache Brown. The Board has decided that the standard for use in the Pavilions will be Apache Brown. During the week of January 23, GRCA is going to be removing the grass between the sidewalk and the ring road and replacing it with Santa Fe rock. Hass made a motion to spend no more than \$5,000 for gravel to complete this project. GRCA will provide the labor and one-half of the cost of the gravel. The motion was seconded by Mark and approved by the Board. The gravel will be Santa Fe Brown since it is a continuation of the work which has already been done along the road.

Since the master controllers that we ordered have been on back order, GRCA found a new supplier. Not only will we be able to receive them sooner, but the price will also be lower. A rebate may also be available from the City of Scottsdale.

Mark made a motion, which was seconded by Rich, to have the Maintenance Department issue a contract to Eco Verde in the amount of \$27,146.44 to work on the irrigation system. The scope of the contract would cover Bid Item #2—irrigation control valves, Bid Item #5—drip irrigation, and Bid Item #7—deep root irrigation. The motion was passed.

The 2022 value-added work has been completed. The eight designated areas smaller than 100 square feet were converted from sod to stone. More work was done in the area next to the upper mailboxes than was originally planned.

Architectural Applications Update (Alan): Since our last meeting, three architectural applications were received. All met the Standards and were therefore approved:

Unit 33: Approval was given to install a three-panel sliding glass patio door.

Unit 37: Approval was given to replace the tile around a bathtub.

Unit 56: Approval was given to replace the patio wall between Units 55 and 56.

Old Business: A Painting Committee, consisting of Board members Mark and Lauren, plus Danielle Smethurst, has been working closely with Dunn-Edwards Paint Company to create eight different paint schemes. The schemes use either two or three colors. The Committee will recommend two of the schemes to the Board within the next few days. Painting should begin in October, which will give homeowners plenty of advance notice if they are planning to do any renovations, such as replacing windows.

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.

After an inspection of our flat roofs, it was determined that 15 of these roofs need work done on them. Maintenance was able to repair nine of them, but a roofing contractor is needed to repair the other six. An amount of \$6,740 was approved to repair the flat roofs in Buildings 20, 22, 23, 24, 36, and 39.

New Business: As stated in the CC&Rs, all renovations must be done by a licensed contractor.

Cars are not allowed to be left in a driveway for more than 24 hours without being moved. This rule was suspended by the Board during the period of COVID since many residents were working from home and many residents did not leave their units for normal activities. Hass made a motion to eliminate the temporary rule and to revert back to the 24-hour rule. The motion was seconded by Alan and approved the Board.

Hass reminded residents that trash is picked up on Tuesday and recycles are picked up on Thursday. Cans cannot be placed at the curb before 5:00 PM the evening before and must be removed by end of day pickup.

Homeowner Comments: A homeowner suggested the creation of a maintenance matrix, which would explain in minute detail who is responsible for what when it concerns maintenance, repairs, and insurance. Other comments were made, and questions were asked about deck inspections, the enhancement fee, fertilizing, over seeding, the GR candidates' night, painting, landscaping, and night street parking.

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:24 PM.

The next regular Board meeting will be held on Wednesday, February 15, 2023, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary