

7400 GAINNEY CLUB DRIVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

DRAFT MINUTES

April 26, 2023 @ 2:30pm MST

A Board of Directors of 7400 Gainey Club Drive Condominium Association business meeting was held using Zoom meeting software and teleconference equipment. A 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.

The meeting was called to order at 2:30pm. Board Members in attendance were Tom Bird, Jill Townsend, Joni Knutson and Valerie Frysinger. Absent – Jill Galinsky. A quorum was declared. Four owners attended via Zoom.

Approval of March Board Meeting Minutes

The March Board Meeting minutes were approved unanimously.

Treasurer's Report

Joni Knutson gave the Treasurer's report which included March, 2023 financials. Jill Townsend noted a reclassification error in the March financials which has been reported to and verified by David Merrill and will be corrected.

As of March 31, we have Operating cash of \$26,244.36 and Reserve funds of \$78,247.77. There is a \$2,959 budget deficit YTD at the end of March.

Discussion was had regarding the interest being earned on our Operating and Reserve balances. The Board agreed to meet with David Merrill to discuss specific investment options for both operating cash and reserves.

Presentation by Tyler Williams of TSR Concrete

Tom Bird invited Tyler Williams with TSR Concrete to make a presentation to the Board on how their product may be used to remedy our aging driveways,

sidewalks, walkways and gutters. The Board is aware something needs to be done to revitalize our aging infrastructure and are looking at multiple options.

Pool Committee Report

Jill Townsend read Jill Galinsky's report which included an update on pool furniture, North pool heating not necessary after April, relocation of safety equipment and best practices when using the facility.

Landscape Committee Report

Jill Townsend read Jill G's landscaping report which included an update on the pots near the mailboxes, progress with current planting projects, irrigation leaks, irrigation system upgrades and bids on the grass conversion areas.

Board members are meeting with Heather and Jose from GRCA Maintenance on Thursday, the 27th to walk the conversion areas and obtain bids.

Risk Management/Infrastructure Committee Report

Tom shared the details of his recent meeting with Sheryl Wissmann, Architectural & Compliance Coordinator. He explained how Sheryl handles both new and existing infractions and best practices moving forward. The Board agreed that updating our Stds & Rules is a priority.

Old Business

Prior to the meeting, the Board approved the renewal of our insurance policies. We budgeted for a 15% increase, but our premiums increased only 7.2%. Also the Board approved a contract with RENCO ROOFING to clean and inspect our gutters and roofs twice a year. Last, Tom Bird joined ARC and is now Chair.

New Business

Valerie Frysinger brought up the need for homeowners to be informed on maintenance of interior sprinkler systems. Through personal experience she learned how difficult it can be to shut off the water supply and that an alarm goes directly to the Fire Department if you do. There was also some discussion about creating a 7400 Directory.

Adjournment. The next BOD meeting is May 19, 2023 at 10 am in the Estate Club or via Zoom.