

The Golf Cottages Condominium Association at Gainey Ranch

ANNUAL MEETING

March 16, 2022

PRESENT: Donna Brown, Lori Cecil, Mario de Amaral, Frank Ellis, Grant Helgeson

Monika Goodwin, GRCA, and David Merrill, GRCA

- A. Call To Order: 5:00 P.M. by Donna Brown, President
- B. Determination of Quorum - Monika Goodwin, GRCA
- C. 2021 Annual Minutes Approved
- D. GRCA Report - David Merrill, GRCA for Jim Funk, Executive Director
The 2021 Landscape & Building Allocations budgeted service hours were \$2300 less. Landscape Dept has been challenged with a labor shortage like other businesses in the Valley. Incentive program started to maintain and promote within, including paying for classes to improve their skills, paid vacation, and medical insurance. Arbor Care employees are hired to assist in shortages. Estate Club cost to build was higher than the 5.6 million, but contractors were held to their bids. The Estate Club automated access system for owners was explained. The 2021 total Gainey properties sold is 121.
- E. Financial Report - Mario De Amaral, Treasurer
After two costly years doing necessary major building and maintenance work, partially paid by a \$200K loan, the 2021 expenses came in on budget. Five sales in 2021 added \$2,500 to the Reserve Fund (Community Enhancement Fees). The Reserve balance is \$91,996. Reserve items are scheduled separately and should be reviewed annually to determine if Reserve Fees are adequately funded without relying on special assessments or borrowing.
- F. 2021 Real Estate Report - Frank Ellis
Gainey Ranch reported a total of 121 properties sold last year. The sales per sq. ft were an all time high. The 2021 average sale was \$874,778. Now, in mid March the average is \$1,023,000. Today, only 4 properties in Gainey Ranch are For Sale.
- G. President's Report - Donna Brown
- Roof cleanings were increased in 2021 from 2 to 4 yearly to extend the life of the 2020 re-coat applied over the layer of foam.
 - The last major landscaping project was 2012. Certain areas will be refreshed in 2022-23. Mature trees were removed after the 2021 storm damage by 2021 or needed to be removed because their condition had deteriorated. Locations: #1, #2, #5, #19, #36 #39.
 - GRCA has agreed to stop the Gainey Ranch Golf Club's vehicles use of The Golf Cottages easement and the bare ground/ lawn of the Estate Club.
 - The Golf Cottages community is awaiting the much needed landscaping of the rear of the new club house and areas between the Estate Club, Golf Cottages, Golf Villas, and The Courts.
 - INSURANCE Reminder: please re-check individual policies for adequate HO6 coverage and the \$50,000 HOA deductible.
 - PRV Awareness - Owners are required to have a working PRV valve attached to their main water line. The valve keeps water pressure around 80 psi. If higher, stress is created on pipes, water heaters and appliances. Water leaks or pipes breaking will result in increased repairs and insurance costs. Maintaining the PRV is the responsibility of the owner. Unless measured by a plumber, the pressure is not discoverable. Periodically the HOA engages the services of a plumber to verify owners are not in violation. The last community wide check was 2019. Owners not in compliance are notified and a time limit set to show they are in compliance.
 - Prior Approval of Architectural Applications Reminder - Interior and Exteriors work includes but is not limited to removing, changing, or adding to name a few external permanent fixtures i.e. fire pits, patio surfaces, built-in grills, outdoor ceiling fan, windows, doors, window coverings (screens, awnings, shutters). Anything attached to the building is considered 'permanent'. Additional items will need approval and may not be added to the original application.
- H. Election of Officers* - 2 Year term: Mario de Amaral, Frank Ellis were re-elected
- I. Owners Forum
- J. Adjournment 6:00 P.M.

*Following adjournment the Board met to elect the officers for 2022: President, Lori Cecil; Vice-President, Grant Helgeson; Treasurer, Mario de Amaral; Secretary, Donna Brown; Frank Ellis, Member at Large

Submitted by, Donna Brown, Secretary