

**THE GOLF COTTAGES @ GAINNEY RANCH CONDOMINIUM ASSN  
EMERGENCY BOARD MEETING**

February 6, 2022

2:30

Unit #2, 7760 E Gainey Ranch Road, 85258

**AZ 33-1804 OPEN MEETINGS; EXCEPTIONS**

*An emergency meeting of the board of directors may be called to discuss business or take action that cannot be delayed for the forty-eight hours required for notice. At any emergency meeting called by the board of directors, the board of directors may act only on emergency matters. The minutes of the emergency meeting shall state the reason necessitating the emergency meeting. The minutes of the emergency meeting shall be read and approved at the next regularly scheduled meeting of the board of directors.*

**Board Members Attending: Lori Cecil, Mario de Amaral, Frank Ellis, Grant Helgeson, Donna Brown**

The Board of Directors President, Donna Brown, called an Emergency Meeting for the consideration by the Board of an architectural application. Unit #15 had requested a "retractable vertical awning" "retractable exterior sunshade" where the retractable awning had been removed.

**January 20, 2022.** Following a text conversation between Donna Brown and the owner of #15 about the work occurring on the building's exterior, Sheryl Wissman, Architectural Coordinator, contacted the owner to request work be stopped. Workmen had removed a retractable awning and were in the process of attaching another product without the necessary application or prior approval from The Golf Cottages Board and the Gainey Ranch Community Association's Master Architectural Committee.

The owners had relied upon their contractor to interpret the rules and to customize a replacement for the awning removed. Then, relying on subsequent unverified information, the sunshade was remade at the owner's expense. An expenditure in advance of obtaining approval is not relevant in this situation. The owners maintain this should be approved because use would be infrequent maybe for two hours 10 times a year.

**January 24, 2022** the board received the application for "***a retractable sunshade - retractable vertical awning in dark bronze similar to a sunshade installed in The Estates***". (The Estates is a satellite of very large, custom designed, single family homes).

Each Gainey satellite has rules which owners agree to when buying into GRCA and their individual satellite. Submitting applications, prior any changes, is part of the contract owners enter into when purchasing at Gainey Ranch. The Golf Cottages **does permit** exterior sun control by the use of fixed or retractable awnings, fixed or retractable screens, retractable shutters, or umbrellas. A retractable screen must be inside a fixed track to protect material from wear and tear or being blown away. Fixed and Retractable sun screens must be installed flush with the building. A retractable shade may not be installed on the face of the building to drop down vertically dividing the rear patio.

**"The 1985 - 226862 Golf Cottages CC&Rs VIII Use Restrictions, Section 8.06. External Fixtures** declares: No external items such as ...awnings, ornamental screens, screen doors, porch or patio enclosures, sunshades, walls, swimming pools, fountains, spas, landscaping and planting, other than those provided in connection with the original construction of the property, and any replacements thereof, and other than those approved by the Board and any replacements thereof, shall be constructed, erected or maintained on the Property, including any Buildings thereof."

Application Approval Vote:

Frank - **YES**;

Donna, Lori, Mario, and Grant - **NO**.

Adjournment 3:30 P.M.