

## The Pavilions

Board Meeting: April 19, 2023

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board members Alan Nathan, Mark Schafer, and Danielle Smethurst also attended the meeting in person. Board member Rich Vogel was absent. There were six homeowners present at the meeting and seven Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically and was also posted at the mailboxes. The requirement of a 48-hour notice was met.

Approval of Minutes: Alan made a motion to approve the minutes of the March 15, 2023, regular Board meeting, 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 March were \$51 under budget and our operating expenses were \$1,257 under budget. The budget surplus at the end of March was \$1,206. The balance of our loan for roofs at the end of March was \$119,332 and our reserve balance at the end of March was \$165,243.

### Landscape Update (Mark):

Eco Verde is still in the process of completing their contract work on the drip system. Maintenance is still working on the smart controllers, and they are also in the process of replacing a number of valves.

At the end of March, the City of Scottsdale approved our application for a warm weather grass rebate. This rebate will be for the removal of grass along the ring road between the sidewalk and the buildings. This work will begin in June and we will be using our 2023 value-added hours.

Maintenance is working on citrus removal. As of today, there are still about a dozen trees that have to be done.

Beginning in May, on the second Wednesday of each month at 11:00 AM, there will be a walkaround with Maintenance. Jim Swint has once again volunteered to be a member of the group. Anyone else interested in participating should contact Mark.

Pool: (Danielle) Some of the pool furniture needs to have webbing replaced. Danielle will inspect the chairs and lounges and arrange with Maintenance to have work done on the damaged ones. The spa and pool heaters were recently repaired by Rick. There is a new personal flotation device at the pool. The previous one, which was not in very good condition, was originally purchased in 2006.

Lagoon: (Danielle) Removing silt from the lagoon intake is scheduled to be done next month. The work is budgeted for \$1,200. Alan asked Maintenance to restrain the floor of the bridge that goes over the lagoon.

Architectural Applications Update (Alan): Since our last meeting, five architectural applications have been received. For applications met our Standards and were approved and one application was denied:

Unit 4: to replace windows

Unit 58: to partially remove soffit, to relocate duct work, to replace existing tile flooring, to replace carpeting, to replace shower tile, bathroom floors, and back splashes, and to replace cabinets and countertops

Unit 98: to replace windows

Unit 123: to replace awning on retractable unit

Application denied:

Unit 58: patio extension was denied

Old Business: Dunn Edwards, the paint supplier for Gainey Ranch, has put together an RFP (request for proposal) and has invited three painting contractors to submit bids for the painting of the buildings. Tomorrow at 10:30, there will be a pre-bid walkthrough for any interested bidders. The walkthrough will be conducted by Dunn Edwards and all Board members are invited to attend for informational and observational purposes only. All bids are due by May 5. Heather will review the bids and we should have the results in time for the May Board meeting. If the bids are within our budget, painting could begin in October and will take approximately four months to complete.

The plan for landscaping is scheduled for 2024 or 2025. In general terms, the plan is what we have been discussing for the past year: where there is currently grass, it will be replaced with either artificial turf or a combination of stone and plants. All of the anticipated work falls under Scottsdale's warm grass rebate program so there will be an opportunity for credits on some of this work. The current plan for the lagoon area is that it will remain as grass. Homeowners who live around the lagoon should come up with some creative ideas for the lagoon area.

At the annual meeting, Jim Funk said that the vote to increase the enhancement fee from \$500 to \$1,500 was approved. It was overwhelmingly approved by 81% of the owners who voted, but 75% of owners had to vote and a 75% approval was needed. Since only 41% voted, the enhancement fee will remain at \$500. Therefore, every time that a unit is sold, we are losing \$1,000 that could go toward landscaping, painting, or any other expense.

New Business: Maintenance has notified the Pavilions that there are two eucalyptus trees and one sissou tree along the ring road that should be removed. The trees behind Units 79 and 89 are damaging the pony walls and the third tree between Unit 79 and the sidewalk has exposed roots, which is a trip hazard, but the tree is healthy. Mark made a motion to remove the two eucalyptus trees and ask the MAC to waive the requirement to replace them and to keep the sissou tree. The motion was seconded by Danielle. Alan spoke to the owner of Unit 89, and she would like a replacement tree for the shade that it would provide. The original motion was broken down into three separate votes. It was approved to remove the two eucalyptus trees and to keep the sissou tree.

Hass reviewed the tree removal priority: the first priority is the integrity of the buildings, the second priority is the integrity of the infrastructure, and the lowest priority is convenience of the homeowner.

Danielle is going to ask Maintenance to look into spraying the oak trees to suppress the nuts from developing.

Homeowner Comments: Homeowner comments were made concerning the Zoom microphone reception, communications with the homeowners, and trimming bushes facing the golf course,

**If any homeowner has a Maintenance issue (landscaping or physical structure), an email should be sent to Denise Burdette at [dburdette@gaineyranchca.com](mailto:dburdette@gaineyranchca.com)**

There being no further business on the agenda, the meeting was adjourned by the Board president at 12:29 PM.

The next regular Board meeting will be held on Wednesday, May 17, 2023, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary