

7400 GAINY CLUB DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JUNE 1, 2023 @ 3:00 p.m.

A Board of Directors of 7400 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.

Board Members in attendance: - Tom Bird, Jill Townsend, Joni Knutson and Jill Galinsky and Valerie Frysinger. 3 owners and Jim Funk were in attendance.

A quorum was declared, and the meeting called to order at 3:00 p.m.

Approval of February Board Meeting Minutes

The April Board meeting minutes were approved unanimously.

Treasurer's Report

Operating Cash	23,134
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Reserve Cash	88,468
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Regarding Income/Spending/budget info:

PTD Variance	Surplus 4,030
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YTD Variance	Surplus 1,071
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Joni talked to David Merrill and asked about a liquid savings account that would earn more interest instead of CD's that would be tied up. He asked if she had suggestions. She suggested he look into US Bank, where she currently gets 3.85% in a business account. For the Reserve Fund account we'd currently earn around \$280 per month interest. He is looking into it.

Landscape Committee Report

Front hedges that were located on the inside of our gate have been removed in favor of lower water consuming greenery which will be planted shortly.

Cul-de-sac 3 is still in progress waiting on rocks and some more plants.

Palm tree trimming happened last week. Replacement plants have been planted throughout the community. Several Irrigation leaks are being fixed as they are noted.

Jill T. discussed poor color matching of concrete on the driveway repair of Unit 133 irrigation leak.

Pool Committee Report

No Pool News.

Risk Management/ Standards and Rules Committee

The Standards and Rules need to be updated to minimize risk for potential insurance claims. We need to update language for 1) front entry lockset to accommodate for keypads and additional dead bolts and for 2) year round wreaths and seasonal pots and plantings.

Jill T. asks each Director to update a section. Can look at 8989 as reference to update. Start with potential water damage issues. Valerie agrees to work on fire sprinkler rules. No satellite currently has language for that or broken plumbing, hot water heaters etc. Fire hazards, second story deck maintenance, HVAC replacement, garage door maintenance, contractor rules and maintenance responsibilities were all items discussed that need revision. We will email Jill T. with our choice.

Reserve Projects Update

James Nagaoka discussed working with Heather who will look after all the requirements by the City for our grass conversion project. Bids are still coming in, once all are in, we will finalize how many areas we are converting. The contractor and Heather will work on submission to the City.

ARC Committee

The Board voted to retroactively approve unit 138 Architectural application. All were in favor. After discussion with Jim Funk on the ARC process, the Board voted to streamline our ARC process per his recommendation. Once MAC sends ARC the applications (if there are any concerns, they work hand in hand), ARC can decide on an application without Board approval. They will inform the Board of applications that came in at the next Board meeting. Joni, Valerie, Jill T., and Jill G. all voted in favor of this change, Tom was opposed.

Jill T mentioned that follow up is needed for any 2nd floor unit large decks that were not resurfaced in the last scheduled resurfacing, where resurfacing was not done due to lack of access by owners. A decision regarding garage door painting for repairs related to bubbling of paint are tabled until the next meeting.

Future Meeting Dates

September 7, October 5, November 2, and December 7 at 3pm were confirmed.

Affirmation of Actions Taken Since April Board Meeting

Jill G. read the Emergency meeting minutes. Joni, Valerie, Jill T., and Jill G. all voted to approve the minutes, Tom was opposed.

Jim Funk commented the Emergency Meeting was discussed with their attorney who said we needed to affirm the actions made at the Emergency Meeting in a vote at the next regularly scheduled BOD meeting.

Jill T. calls for a vote to affirm with a show of hands Jill T., Jill G., Valerie, and Joni in favor, Tom opposed.

A vote was also held to reaffirm ARC Committee appointments with Jill T Chair and Joni K committee members. Jill T., Jill G., Valerie, and Joni were in favor, Tom was opposed.

All Emergency Meeting Actions have been accepted, reaffirmed and cured.

New Business

Jim is creating a new website. This will provide communities an opportunity for a community directory. He should have this completed by October. We unanimously agree we would like to create a 7400 Directory. This will be available on an OPT IN or OUT basis for owners.

Owners Comments

Debbie Rauen asks about sod for the dead areas. Jill G. will ask Heather for a price.

Meeting was adjourned at – 4:21p.m.

Next Board Meeting September 7 at 3:00pm at the Estate Club. The Zoom meeting credentials, and the Board Business Meeting Agenda will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.