

7400 GAINES CLUB DRIVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

October 5, 2023 @ 3:00 pm

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: - Jill Townsend, Joni Knutson and Valerie Frysinger. Jill Galinsky was absent. One owner was present.

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

Approval of September 7, 2023 Board Meeting Minutes

The September Board meeting minutes were approved unanimously.

Treasurer's Report

Joni Knutson gave the Treasurer's report through August 31, 2023. Operating Fund Cash is \$10,193, Reserve Fund Cash is \$147,180. Operating Budget to Actual for August is over budget by \$11,400 before reclassification of \$4,400 pool repairs from reserve fund to operating fund. A down payment of about \$15,000 was made to Andre Landscaping on 8/23/23 for grass conversion. Greg Libke completed the site visit on Sept 21. First draft of the Reserve Study is due mid Oct.

Landscape Committee Report

Reserve Projects Update: Andre Landscaping has been further delayed and is now scheduled to start the irrigation and the grass conversion projects the week of Oct 9.

Plant and Tree Losses over the Summer:

James and Jill G completed a walk around of the community with Heather Anderson on Sept 21 and came up with a list of plants and trees that needed to be removed or replaced. The Board held an emergency vote by email to approve \$3,900 in funds to purchase plant replacements based on Heather's recommendations. Installation of new plants should take place appx. Oct 18.

Four trees need replacement due to insects or drought. The Board approved immediate replacement of two trees near units 128 and 115 with 36" box Southern Live Oaks, at a cost of \$675 each. The two near units 101 and 142 will be budgeted in 2024. There was discussion about the request by the owner of unit 233 for a replacement tree and the Board will follow up.

Pool Committee Report

Heat in the north pool was turned on as of October 3rd. Planters in the north pool will have paint touch ups and dead plants in those pots will be replaced. The spa pump was replaced in the north pool and water lines that run to the skimmers in the spa have been cleared.

Risk Management/Infrastructure Committee Report

Standards and Rules: The Board discussed the timing for reviving the project to update and create new Stds and Rules and decided to revisit in January after Budget season and the Reserve study are complete and also after the holidays.

Fire Sprinkler Maintenance Program: The Board also discussed the progress on the new Program rollout for fire sprinkler maintenance and reviewed comments received from Heather. Heather recommends every 3 years for the fire sprinkler inspections. The Board will send out a letter to owners re the Program and Goals. The Board has not received emergency/after hours instructions from Heather yet to provide to owners. Valerie suggested we may need to determine if the water pressure in units is correct for the system. Valerie had a second issue in her unit and there was much discussion by the Board on this topic. Owner Jay Varty was in attendance and spoke further on the issue in his unit.

PRV Study: The Board also discussed the PRV program frequency and reviewed comments from Heather. The next PRV study is currently scheduled for winter/spring of 2024. We currently plan to rotate this program every other year at a flat fee rate from Southwest Water Service. We had roughly a 40% replacement rate during the last Study.

Architectural Review Committee Report

An application for windows is outstanding for unit #127.

An application for various interior remodeling projects was approved for #124.

NEW BUSINESS

Board Vacancy

There is currently a vacancy on the Board. The Board invites owners interested in serving their community on the Board to contact a Board member or Monika Goodwin.

Fall Social

A SAVE THE DATE notice will be going out to owners regarding the Social on Nov 3rd at the North Pool.

Garage Door Paint

Heather brought to the Board's attention that some owners have complained about the bubbling of paint on their garage doors. Unit 233 repainted their entire garage door. Joni will take an inventory of the number of garage doors with this issue and the Board will request an estimate for repainting/repairing all the garage doors affected. The Board will discuss again at the next meeting to develop a plan to address this issue.

Owner Q&A. There were no questions.

Meeting was adjourned at – 3:55 p.m.

Next Board Meeting is Nov 2 at 3:00 pm at the Estate Club and via Zoom.