

The Golf Cottages @ Gainey Ranch Condominium Association

Board of Directors Meeting

April 18, 2023 Minutes

Estate Club - Board Room

BOARD OF DIRECTORS

Grant Helgeson, President

Frank Ellis, Vice-President

Mario de Amaral, Treasurer

Donna Brown, Secretary

Pam Estvold, Member

- I. **Call to Order** - Grant Helgeson, President @ 4:05 p.m. All board members were present.
- II. **Minutes approved:** Feb 13, 2023 board meeting
- III. **President's Report** - Grant Helgeson, Golf Cottages President, attended the first meeting of the 2023 Presidents' Counsel (GRCA board member and Satellite Presidents). DISCUSSED. Water shortages, exterior security devices, and new owner handbooks were some of the meeting topics. Golf Cottages board would expressed an interest *all owners All owners, not just new owners, should receive.*
- IV. **Treasurer and Landscape Report** - Mario deAmaral - The Operating and Reserves are following the budgeted amounts. The 2020 loan's debt service and principal are meeting goals. Water expenses likely will exceed the 2023 budgeted amount. Grant, Donna,, and Mario met on the Estate Club property @ Jim Funk's invitation. GRCA intends to extend the present gravel line on the Club property. The gravel line will form a 'natural curve' toward the golf course starting at corner of #47 patio in Golf Cottages. Curving continues toward The Courts ending at the nearest patio corner. An curb will be used to keep gravel intact. A request was made that GRCA add rip-rap between the curb-gravel to further discourage golf cart trespass. The project begins in a few weeks.
- V. **Old Business**
 - A. **Violations** Pam Estvold - joined Donna and Mario, March 31, 2023, to tour the exterior Common areas. Violations were noted to report to the board. AZ 33-1242. "Powers of unit owners' association; notice to unit owner of violation. A unit owner who receives a written notice that the condition of the property owned by the unit owner is in violation of a requirement of the condominium documents without regard to whether a monetary penalty is imposed by the notice may provide the association with a written response by sending the response by certified mail within twenty-one calendar days after the date of the notice. The response shall be sent to the address identified in the notice."
 - B. **Sun Control Devices Rule:** Donna Brown offered a written draft amending the 2021 Sun Control Devices Rule. The draft will be distributed for consideration at the next board meeting.
 - C. **Additional path lights:** Mario de Amaral updated the board on path lighting. Lighting will begin at the Estate Club lawn along the 20' Emergency Easement between Golf Cottages Building #12 and #58 Golf Villa. The lack of power to this area still needs to be resolved.
- VI. **New Business**
 - A. **Exterior Security Devices** - The increased use of Security cameras and motion detector light devices was noted on 3-31/23 tour mentioned above. Gainey documents dating back to the 1984 Declaration stating these fixtures are permanent when attached to the building exterior and approval is required prior to installing. Advancements in technology now allow the devices to capture more. A community concern is the proximity of neighbors who may experience the unintended impact on their privacy and enjoyment of their exclusive-use areas. Are safeguards in place to permit the intended use and privacy? A reminder to owners will be sent asking that any existing and future use of devices be submitted first to the MAC for approval.
 - B. **Architectural Applications** - Owners who wish to add, change, or remove an exterior item must submit an application for approval prior to any other action. It is the owner's responsibility to know what is required, contact the Architectural Review Coordinator with their questions and followed the rules. A condo environment will always be stricter than for single family homes. Goof communication between the MAC, the Golf Cottages board, and owners is needed to minimize violations.
- VII. **Owners Forum**

Landscape Request. Unit owners #47 and #48 request better landscaping in the triangular area East of Building. Mario will meet with John Adams, owner of #48, to review the area and discuss appropriate additions.
- VIII. **Adjournment 5:30 P.M.**

Submitted by Donna Brown, Secretary