

**7400 GAINY CLUB DRIVE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**November 2, 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: - Jill Townsend, Joni Knutson, Jill Galinsky and Valerie Frysinger. 5 owners were in attendance.

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

**Approval of October Board Meeting Minutes**

The October 5, 2023 Board meeting minutes were approved unanimously.

**Treasurer's Report**

|                |                  |
|----------------|------------------|
| Operating Cash | \$16,557         |
| Reserve Funds  | \$110,233        |
| PTD Variance   | \$3,850 deficit  |
| YTD Variance   | \$15,251 deficit |

Pool/Spa: David Merrill reclassified \$4,400 charged to reserves in August for pool work of grout/ caulk work, algae removal, etc. We had him reclassify it to the operating account in September financials.

Pool/Spa: A new pump was put in however the expense is not showing on the financials yet.

According to Heather: After Rick replaced the north spa motor, he noticed the pump was working incorrectly. He believes there are some major plumbing issues. The three lines that run to the skimmers seemed to be clogged. Rick is calling out CDC pools, to give an estimate to fix, since this is beyond Rick's scope of work.

**Reserve Study**

First draft was completed. An initial meeting of the Finance Committee was attended with Greg Libke and Dave Merrill. Review of the first draft was initiated but not completed. Will meet again on November 13 for further discussion.

**Landscape Committee Report**

Grass conversion has been delayed – waiting on approval of revised plans from the City of Scottsdale. Plant replacement which was approved at the October meeting has begun to fill in plants and trees lost during the summer months.

Owner request for tree installation in front of 233 was unanimously tabled indefinitely for the following reasons: 1) size of lot is too small to efficiently accommodate tree and root spread structure; 2) close proximity of 3 utility boxes (valve boxes and water line boxes) including proximity to driveway and sidewalks on the lot; 3) recent irrigation line rupture under the driveway for 233 and existence of old root structures; 4) the planned Culdesac 3 renovation project which will involve landscape replacement and drainage work in the culdesac; 5) over 3+ years have elapsed since the prior tree became diseased and was removed. Per Jim Funk it is not the policy of Gainey that every tree lost needs to be replaced with another tree in the same place. Current environmental circumstances existing today did not exist when the builder placed trees 28 years ago. Current objectives of risk management and minimisation of destruction from tree root spread in small areas must be taken into consideration; and 6) lack of a motion by any Board member to bring the issue to the floor for a vote.

Sod replacement -22,000 sf to be replaced -working with Heather to receive estimates for replacement. Will be done in tranches due to cost with most visible from the street and worst areas to be completed first. Reserves that were previously budgeted for the grass conversion project for future years are being reconstituted for sod replacement.

**Pool Committee Report**

No updates.

### **Risk Management/ Standards and Rules Committee**

Fire Sprinkler -Valerie gave Jill T. a handout she had prepared outlining what to do in case of emergencies with the fire sprinkler equipment. She will continue to work on specific messaging with Heather to communicate to the community information for a voluntary fire sprinkler maintenance program. This will need to stress the importance and requirement for all owners in a building to complete proper inspections on their units so as not to negatively impact the other owners in their building.

### **ARC Committee**

1) Unit 127 was given approval to remove transoms for non street facing window replacements in the office and guest room for ground floor units. 2) Unit 127 was denied their application to remove a section of exterior wall in the rear and install a 4 panel sliding door across the entire rear of the ground floor unit. The owner appealed 7400's decision *not to allow* structural changes to the building exterior for slider replacement to the MAC/GRCA. GRCA *granted* approval to remove current sliders and replace with one continuous 4 panel slider which requires removal of a structural element of the exterior wall. It is recorded here to be on the record that 7400 ARC denied such application for this removal of exterior wall structure and the GRCA /MAC approved it, placing GRCA in first position for taking financial responsibility for such structural changes and 7400 HOA is indemnified by GRCA for any losses suffered in the future resulting from their approval.

### **Building Maintenance**

Garage Door Paint- Deb Rauen spoke of paint stripping and repainting done on her door years ago. Other doors were just repainted. All those doors are now bubbling or discolored. Cost of scraping, spot priming and spot repainting is \$450 per door per Heather. Unfortunately, this cost would come from the Operating budget as it is for repair and not replacement. Should an owner choose to replace a well-functioning garage door it is at their own cost and done through Heather.

Leaks – Unit 104 had water leaked through the foundation into the living room area potentially due to irrigation issues. Jill T. has asked Heather to work with Rick, and the homeowners to determine cause and resolution.

Unit 127 had a water leak into living room area coming from patio area. Owner was requested to resolve significant drainage issues on their patio including considering installing a gutter system before the HOA will be able to assess any remaining issues coming from the common area.

Roof – Board agrees unanimously to a second roof cleaning in January by Renco Roofing. Jill T. will ask Heather to schedule that. Mortar ball repair work on the Roofs is necessary. Jill T. asked Heather to obtain estimates from Renco Roofing for that, she has yet to obtain. We will plan to do 2 cleanings per year in 2024.

### **New Business**

Jill T. makes a motion to increase the 7400 Enhancement Fee by 25% for 2024. This would result in an increase of \$312.50 per home sale. Jill G. seconds. Board unanimously approves. This will increase Enhancement Fee to \$1,562.50 per closing. This increase will take effect 90 days after written notice is sent to homeowners, making it effective February 1, 2024.

### **Owners Comments**

An owner asked about 2024 budget. Jill T. indicated we should be receiving it from David Merrill soon.

**Meeting was adjourned at – 4:00p.m.**

**Next Board Meeting December 7th 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.