

8989 GAINY CENTER DRIVE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
BUSINESS MEETING
April 20, 2023

A Board of Directors of 8989 Gainey Center Drive Condominium Association Business Meeting was held at the Estate Club using Zoom meeting software and teleconference equipment. The 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: Claudette Muller, Roz Cappello, and Josephine Chiu. Absent: Diane Tuton and Lindsey Higginson. Homeowner in attendance: Joe Shipka (Unit 118).

A quorum was declared, and the meeting called to order at 2:35 pm.

Homeowner Discussion – No comments were provided.

January through March 2023 Financial Reports – The Financial through March 2023 show expenditure overages in natural gas (heating of pool and spa) and Building R&M (roof and drain inspection in March). The YTD March 2023 Water report shows usage down by 41% from YTD March 2022. The lower water usage reflects the reduction in Winter grass overseeding and 2023 watering schedule changes based on City of Scottsdale recommendations. Cash Balance is \$291,128 due to the Membrane Deck Resurfacing Project is still pending completion. 8989 Accounts are protected by additional Surety Bond for balance exceeding \$250,000 FDIC Insurance.

Approval of March 1, 2023, Board Meeting Minutes – Unanimously approved as written.

NEW ITEMS:

8989 HOA Insurance Renewal – The HOA Insurance must be renewed by May 1, 2023. The Board discussed increasing the deductible from \$5,000 to \$10,000 per occurrence. This would only save the HOA \$1,731 annually.

The Board unanimously approved renewal of both the Traveler Insurance Policy at an annual premium of \$22,445 (maintaining a \$5,000 deductible per occurrence), and Chubb Directors & Officers (D&O) Insurance Policy at an annual premium of \$1,314. The total approved annual 8989 Insurance premium of \$23,759 is effective May 1, 2023.

GRCA Security Committee – Claudette Muller has been selected to serve. The Committee has not yet scheduled a meeting.

OLD ITEMS:

8989 Standards & Rules Security and Screen Door Standards Section 10 - The Board discussed adding several options for Owners who want to add a secure view security door, or a secure view screen/glass door to their front entrance.

Many Owners requested the Board update the old-style security/screen door (Plain Bar and Scroll designs) with ones that better enhance the appearance and complement the building exterior lights and fences. The Board discussed offering security and screen doors ranging in price from \$1,500 to \$2,200. Actual costs will depend on features Owners want to include (such as steel or regular mesh screen, bars, and tempered safety glass).

Previously approved and installed security and screen door designs are grandfathered in. A Unit Owner will not be required to remove and replace an existing security door (Plain bar and Scroll styles) when they sell their Units. The 8989 Standards & Rules Section 10 will be updated to reflect the new security and screen door standards and will be available to Owners by the end of May 2023.

The Board unanimously approved removing both the Plain Bar and Scroll security doors designs and adding both the Talisen and Matrix security door styles (offered by Steel Advantage and other security door manufacturers) to the 8989 Standards Section 10 (effective May 2023).

The Board also unanimously approved adding secure view doors with either security steel mesh, regular screen mesh, and/or full safety (tempered) glass. The installation of a retractable screen on the Unit's front door is not allowed (effective May 2023). Installation of a security or screen/full safety glass door must comply with standards outlined in the 8989 Standards and Rules Section 10 (effective May 2023).

Walk Decks Membrane Repairs & Resurfacing –

The original project completion timeline has been delayed by several weeks because of spring rains, furniture not being removed as requested, and decks requiring major repairs (rotted plywood under the membrane surface). Year-to-date approved work order changes total \$8,500 for 7 decks. There are likely to be more decks requiring additional repairs. The damage to the plywood is the result of water damage caused by 30-year-old sliding window doors. SUNVEK is adding a second crew to complete the project more quickly. The Board recognizes the inconvenience the delay is causing for residents. We appreciate their patience.

Building Repairs & Maintenance –

Unit 135 - exterior windowsill leak was repaired by GRCA staff at a cost of \$200.

Unit 126 - tile roof leak above the entry way was repaired (\$1,724). The front door framing rotted from the water leak damage and was repaired for \$800. Repair of the interior windowsill drywall is still to be scheduled and completed.

Unit 125 - GRCA maintenance staff received Gervassio & Associates Engineering Report identifying the poor drainage (not structural) as the cause of the patio sinking. The report makes several suggestions to resolve the problem. The Board and GRCA staff are reviewing the recommendations, determining costs, and determining financial responsibility for the repairs.

Pressure Release Valve (PRV) Inspections –

This was completed in late January 2023. Notices were sent by email to Owners in February who have bad pressure release valves requiring replacement. This is a liability issue, and it is the Owner's responsibility to replace faulty pressure release valves. It is important Owners replace bad valves on their Units as soon as possible.

Landscaping – Water Initiative & Grass/Tree/Plants –

GRCA staff completed the planting of trees and plants delayed because of Spring rains. Staff is applying weed killer to the grass in an attempt to improve Bermuda grass quality. The yellowing of grass in some areas is because crabgrass is being eliminated by the weed killer (Dismiss). Fertilizer will be applied soon to improve the growth of Bermuda grass. The grass and plant watering cycles are based on City of Scottsdale recommendations to reduce water usage.

The Board is working with staff to determine additional ways to reduce water usage. GRCA staff is suggesting satellites examine new computer technology to manage the irrigation of plants and grass and quickly identify and repair irrigation leaks. Costs and savings need to be determined. Also, the use of effluent water to water plants and grass is also being examined as an option. However, the high salinity of effluent water may be an issue because of the impact on plant and tree health and growth. The Board may be asked by the City of Scottsdale to defer winter grass overseeding again this year because of on-going drought conditions.

8989 CC&Rs Compliance -

Unit 249 - Owner has yet to replace two torn awnings identified ten months ago. Neighbors are tired of looking at the shredded awnings and have asked the Board to intervene. During the ten months, the Board has repeatedly requested the Owner submit quotes with the Architectural Application for review. The Board has discussed the issue with GRCA staff. The Owner will be contacted and presented with the "self-help" option to resolve the issue.

Unit 118 - Owner has removed the unapproved mini-A/C unit from their membrane deck. The mini-A/C unit may not be reinstalled. The CC&Rs do not allow for the installation of additional air conditioning units other than upgrading the ones previously installed on Units. The mini-AC was installed without prior Board and MAC review and approval. The Board and GRCA staff are awaiting a report from the Owner (from an engineering firm acceptable to both the GRCA and Board) to determine the next steps for resolving this issue.

Being no further business on the agenda, the meeting was adjourned at 3:30 pm.

Submitted by: Claudette Muller, Board President

Next Board Meeting: Location, date and time will be distributed in accordance with the Arizona Revised Statutes Open Meeting Law.