

**8989 GAINNEY CENTER DRIVE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
BUSINESS MEETING  
September 26, 2023**

A Board of Directors of 8989 Gainney 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, Diane Tuton, Josephine Chiu, and Lindsey Higginson.  
**Board members absent:** Roz Cappello was unable to attend.

**Homeowner in attendance:** Mr. Barnes (Unit 150).

**A quorum was declared, and the meeting called to order at 2:30 pm.**

**Homeowner Discussion** – Mr. Barnes requested the Board consider purchasing pool umbrellas, pool cleaning tools, and pool water chillers. The Board will consider the request.

**August 2023 Financial Reports** – August YTD expenditures are under the allocation by \$1,054. Current YTD operating expenditures are exceeding YTD allocations in Gas (due to increased rates), Building Repairs & Maintenance (due to leak repairs), Plants (inflationary costs for flowers at front gate), and Pest Control (cost of supplies). Some landscaping expenses were incorrectly charged to Operating and have been reallocated to the Reserves. Cash balance is good. The 26-week CD at 5% interest in the amount of \$200,000 will mature at the end of February 2024 and may be renewed at maturity. 8989 Enhancement fee was collected on one Unit sale. Two Owners are behind on paying their regular monthly assessment.

**August 29, 2023, Board Meeting Minutes** – Unanimously approved as written. It was distributed to Owners and has been uploaded onto the GRCA website under Neighborhoods/Condominiums/8989.

**August 29, 2023, Executive Meeting Minutes** - Unanimously approved as written. These are not distributed or uploaded onto the GRCA website because they are considered confidential.

**NEW ITEMS:**

- A. **Pool Maintenance/Repairs** – The Board has identified additional pool stone, grout and mortar repairs that need to be made.

**MOTION: The Board unanimously approved \$4,650 for a contractor to repair and replace pool area stone tiles, damaged grouting around the pools and spa, and treat and remove black debris and algae from the pool's south entrance steps.**

The new pool furniture cushions (10 sets), additional loungers (2) and side tables (3) were installed in late September 2023. A memo was sent to all Residents requesting they use towels to protect the cushion fabric. GRCA staff will hose off the pool furniture once a week when they clean the bathrooms. Staff are scheduled to power wash debris from the pool deck soon.

The Board received several requests for pool umbrellas and pool cleaning tools. In the past, Residents have not closed umbrellas after use and strong winds have damaged umbrellas. Consequently, the Board has been reluctant to purchase new pool umbrellas. Mr. Barnes (Unit 150) will provide the Board with cost information regarding the pool tools and umbrellas for its consideration.

The Board discussed a request to purchase and install pool chillers to cool the water during the summer months. Currently existing pool fountains operate 24 hours/day during the hot summer months to cool the water to approximately 86 degrees Fahrenheit. The Board receives very few complaints regarding the pool's summer water temperature. The Board is aware the majority of Owners want to minimize pool expenses since very few Residents use the pool on a routine basis.

This infrastructure purchase will add operating and maintenance costs that may require an increase in regular monthly assessment fees. The Board will review the request to determine one-time costs and additional ongoing maintenance costs for consideration at a later date.

- B. **Pool Heating Schedule** – The Board discussed the pool heating schedule for the 2023/24 season.  
**MOTION: The Board unanimously approved heating the 8989 Community Pool at 81 degrees Fahrenheit, from October 28, 2023, to April 1, 2024; operating the pool fountains from 9:00 am to 5:00 pm from October 28, 2023, to April 1, 2024; Operating the pool fountains 24 hours a day to cool the pool water when the air temperature reaches 100 degrees and higher.**
- C. **Common Elements Landscaping** – The Board and GRCA staff walked the Common Area landscaping for six hours to identify dead trees and shrubs requiring removal and replacement during the October/November 2023 planting season. A small area of grass near Building 23 will be relandscaped to replace a lost tree, install plants and gravel, and make irrigation modifications. This area has been unable to sustain any grass during the past two years. These costs will be charged to Reserve funds remaining from the 2020/21/22 Capital Improvement Assessments for landscaping.  
**MOTION: The Board unanimously approved expending up to \$6,000 from the Reserve fund to relandscape a portion of the grassy area next to building 23 (near Unit 246's driveway) in accordance with the plan submitted by the GRCA staff (which includes removal of a small grass area, irrigation retrofit, and the installation of cement curbing, one (1) 48-inch Red Pistache tree, various 5 to 15 gallon sized plants, and gravel).**
- D. **Gainey Ranch Website Rebuild** - GRCA Management is working with a professional photographer and website consultant to update the content and the layout of the GRCA webpage. The Board is rewriting the 8989 Gainey Center Drive Condominium description. It will work with the GRCA staff to select new photos of the Community for the webpage.

#### **OLD ITEMS:**

- A. **Building Maintenance** – Third Quarterly roof and drain inspection/cleaning is scheduled for September 2023. The Second Quarter roof and drain inspection report indicated no issues.
- B. **Landscaping Water Saving Initiative** – The City of Scottsdale has not yet approved 8989's application. The estimated cost to replace 66 irrigation valves (30 years old), and purchase and install two Smart Controllers, one Master Valve, and one Flow sensor is \$22,735 (to be paid from the Reserves). The City of Scottsdale will reimburse \$2,200 (75% of \$2,935) for the new computer components as a water bill credit. Other Gainey Ranch Associations, that have installed this same technology, have experienced up to 30% in water usage savings. The system will help staff identify irrigation leaks to minimize water waste. We hope to have the system installed in early 2024. GRCA staff will install the new and replacement components and monitor the irrigation system. The Board will finalize and approve the proposed expenditure once the City approves the application..
- C. **Common Elements Landscaping- Winter Grass and Flowers** – The Winter flowers (geraniums) and Winter grass plantings will be completed in October. It is important Residents do not walk on any overseeded grass areas until the Winter grass is established. The grass area east of Building 5 will be roped off for a period of time. GRCA staff indicates it is imperative golf carts do not drive on any overseeded area for any reason. Golf cart traffic significantly damages the overseeded area with the irrigation, and intermittent chemical and fertilizer applications.
- D. **8989 Standards & Rules** – The Board is pursuing compliance by several Owners regarding A/C screening walls, Architectural Application for Remodel, and painting of a replaced garage door.

**Adjournment - Being no further business on the agenda, the meeting was adjourned at 3:45 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.*