

**MINUTES OF THE ANNUAL MEETING
OF ARROYO VISTA AT GAINEY RANCH
HOMEOWNERS ASSOCIATION
June 30, 2020**

Board Members Present

Doug Phares
Carolyn Herold
Don Heilik

Others Present

Jim Funk, GRCA

This was a Zoom meeting and there was no quorum. The 2019 minutes were approved.

Treasurer report given by Don Heilik. Arroyo remains in good financial health and operating cash has increased by \$2860 and reserves by \$9300, leaving \$144K in reserves. Payables are up due to contractor invoices for sidewalks. Equity has increased by \$10K over the year. With the operating budget, the net went down by \$4000 due to landscape issues. The community is looking good and numbers are still under control. Over the past 3 years, plenty of work has been done: Resurfaced roads, installed community directional signage, repaired and painted common walls, upgraded mailbox enclosure, repaired sidewalks, repainted utility boxes and signage posts, and enhanced lighting and landscaping at the entrance of the community.

On Jan 1, GRCA assessment was increased by \$13 to \$242. On April 1, the Estate Club portion of the dues increased by \$15 bringing to \$257. The Arroyo board decreased the dues by \$13 because the reserves were sufficient, at \$144K, with no major projects planned. Moving forward, need to maintain a healthy reserve to be prepared to self-insure for storm related emergencies (tree breakage). A sheet was included for all to see what the monthly assessment covers in the community and then another sheet covered what the GRCA monthly assessment covers.

Doug talked about the changes in maintenance. There is a transitioning plan where some workers come in once a week rather than monthly. Roofs are multi-colored shingles. Trouble in the past not being able to find that product. When changing out the roof, they need to go through Cheryl in the MAC and the board to find something that fits in the palette.

Election results – Doug was re-elected.

Jim Funk gave an overview of GRCA. The budget was right on target. The reserves moved from \$200K to \$330K by the end of 2019. Capital balance was at \$140K. 90 sales generated \$276K. There was a big jump in assessments due to minimum wage laws. GRCA paid \$9.50/hr back in 2016 and now pays \$13/hour. In the fall of 2019, Funk came up with a different way to approach communities regarding maintenance and service hours to cover the needs. Tom Wright wanted to try this idea where each community is divided into quarters and every month, the crew is working on a quarter of each community. The arborist program is paid fully by the Master Association. A certain amount of time is given to each community to take care of the trees at no additional cost. They think its working well.

Regarding crime, minor events happen on the ranch. Someone went into a house and took some clothes and a suitcase. Then the person went to another house, grabbed a bike but left the suitcase and clothes. Gainey is extremely safe but please lock your doors and windows and close your garages. Mike from security will do a home safety assessment upon request. The golf course is patrolled from 7 PM to 3 AM in addition to the other patrol on Gainey streets. The golf course does not have cameras – probably because it's such a large area. A comment was made about the mailboxes being broken into. The person was not caught. The cameras recording the entrances eventually record over itself in approximately 2 to 3 months. Please remember to close garages, lock cars, and have Mike go over the house to do a security assessment.

Gainey members voted to move forward with the Estate Club project. The funding option to raise the enhancement fee did not pass but the \$15 increase to the Estate Club portion of the was approved.

The loan for \$6.5 million, with Mutual of Omaha, is completed. The \$1.169 million balance of the previous loan was rolled into that, and interest rate dropped from 4.8% down to 4.1% so that is a good deal. \$5.3 million left and 20 years of no change on the loan. GRCA signed a contract with GCON. First stage is getting all the necessary permits from the city. Work should start in August and be completed by end of October 2021. The club will be a 15,000 sq foot building with 6000 for fitness. Remodeling will include the admin area and the garage will be remodeled into meeting rooms. The fitness area capacity will increase from 12 people to 40 people in a class. Rooms will have mixed uses. There will be dedicated stretch, weight machine, and cardio areas. The social space will increase from 1000 to 5000 square feet. There will be a wine/food club area. Not everything will be torn down, keeping existing some walls saves \$60K. Staff has researched ways to sanitize the center and running air through a chamber with UV light, as well as use of electrostatic equipment to help keep things super clean. In the interim, an agreement was made with Anytime Fitness to allow Gainey members to use the facility, payment will be made by GRCA. The tennis and the pool will remain open during construction.

The facility will change the game. Over 130 people came to the pickleball test event. Funk offered to let anyone see statistics by visiting the office. The new Estate Club will offer more than any local gym -- it will add value to the community.

Upon motion, second and approval, the meeting was adjourned at 3 p.m.

Submitted,

Deborah Goodwin