

The Pavilions

Board Meeting: March 15, 2023

Call to Order: The meeting was called to order at 11:00 AM by the Board President, Hass Tebelmann. Board members Alan Nathan, Mark Schafer, and Danielle Smethurst also attended the meeting in person. There were eight homeowners present at the meeting and seven Zoom connections by homeowners.

Proof of Notice: The notice of this meeting was sent electronically on Thursday, March 9, and was also posted at the mailboxes on March 11, which met the requirement of a 48-hour notice.

Approval of Minutes: Alan made a motion to approve the minutes of the February 15, 2023, regular Board meeting, which were previously distributed and reviewed by the Board. The motion was seconded by Mark and passed. Alan also made a motion asking for approval of the minutes of the 2022 annual meeting, which were not approved at yesterday's 2023 annual meeting. This motion was seconded by Mark and approved.

Budget Update (Alan): Revenues at the end of January were \$34 under budget and our operating expenses were \$2,298 under budget. The budget surplus at the end of January was \$2,264. The balance of our loan for roofs at the end of January was \$126,958 and our reserve balance at the end of January was \$159,386.

Landscape Update (Mark): Bougainvillea plants have been replaced for the third time at the pool entrance. These new ones are 15-gallon plants, which should grow better than the original 5-gallon plants.

Eco Verde is in the process of beginning their contract work. They will be installing new emitters for all plants and deep root irrigation for trees.

The new master smart controllers at the Pavilions will be installed soon. When the new controllers sense a leak, the system will shut down so that repairs can be made.

Our 2023 value-added work along the ring road is scheduled to begin in June. Maintenance will be submitting an application to the City of Scottsdale for warm weather grass removal. It's a two-step process because the MAC Committee has to also approve removing any grass. If a rebate is received from the City, it will be applied toward our water bill. If sod is replaced with gravel, the City requires that plants be included in the gravel.

A motion was made to change the color of the gravel in the Pavilions so that it's 100% consistent from the ring road to the golf course. The motion died for lack of a second.

Architectural Applications Update (Alan): Since our last meeting, six architectural applications have been received. All met our Standards and were therefore approved:

Unit 10: to replace two skylights

Unit 15: to replace a window and the glass in a sliding door

Unit 33: to remove two walls in the kitchen, to install a hand railing, and to install a retractable awning

Unit 59: to replace windows and flooring

Unit 111: to replace all flooring except in kitchen and baths
Unit 122: to replace the door to the patio

Old Business: Alan made a motion to approve paint choice #8 as the new color scheme for the buildings. This color scheme was the overwhelming choice of the owners who expressed an opinion. The motion was seconded and approved by the Board.

A discussion was held concerning new address number signs for the buildings. Hass made a motion to accept the style of illuminated and nonilluminated signs as presented. The motion was seconded by Mark and passed by the Board. The Board will purchase 115 illuminated signs at \$450 each and 42 non-illuminated signs at \$95 each.

Rich was appointed chairman of the lighting committee. He will be responsible for looking into new light fixtures.

The Board approved a Pavilions get together/social, which will be held at the pool on March 30, 2023, from 4:30 to 6:30 PM.

New Business: Our annual meeting was held yesterday, and Danielle and Mark were elected to the Board for two-year terms.

Motions were made, seconded, and passed to elect Hass president, Danielle vice president, Alan secretary/treasurer, and Mark chairman of the landscaping committee. Danielle volunteered to chair the pool and lagoon committee and Alan volunteered to serve with her.

Homeowner Comments: Homeowner comments were made concerning this year's Board election process, the irrigation of the bougainvillea plants at the pool entrance, tree removal, tree roots in sewer lines, and shrubs growing too close to buildings.

There being no further business on the agenda, the meeting was adjourned by the Board president at 1:00 PM.

The next regular Board meeting will be held on Wednesday, April 19, 2023, at 11:00 AM (MST) via Zoom or in person at the Estate Club.

Minutes submitted by Alan Nathan, Board Secretary