

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
April 18, 2012**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, April 18, at 11:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Dick Lockwood
Shannon Vaughan
Patrick Collins
Fran Goldberg via conference call
Mark Slicker

Jim Funk, David Merrill and Monika Goodwin were present by invitation.

Chairman Dick Lockwood called the meeting to order at 11:10 am.

Monika Goodwin was asked for the Affidavit to verify that proper notice of the meeting had been duly given to all association members. Chairman Lockwood directed that it be attached to and made part of the minutes.

Chairman Lockwood asked for any changes or corrections to the minutes of the March 9, 2012, meeting. A correction was required to the list of members of the Compensation Committee. The minutes were approved unanimously as corrected.

Chairman Lockwood invited the homeowners in attendance to voice their comments regarding the Downside Risk restaurant in the Shops at Gainey Village shopping center. Several owners, including Board members, spoke about the upcoming city council meeting regarding the restaurant's conditional use permit. Motion by Collins: The Board directs Jim Funk to write a letter to all Gainey Ranch owners to either contact city council members and/or attend the meeting to oppose the conditional use permit, to do an e-mail blast with the same message, and to post information on all community bulletin boards. Motion passed with three in favor and two opposing.

The Board further directed Funk to attend the council meeting and assure three points of concern are addressed: open windows when music is playing, no live music outdoors and a one-year CUP (conditional use permit).

David Merrill reviewed the financials with the Board and answered questions. Merrill next requested Board approval for a company credit card with a \$5,000 limit. Currently staff members use personal credit cards for company business and then request reimbursement. The Board unanimously approved this.

Next the Board viewed the Master Landscape Plan presented by Tim McGough of the McGough Group. McGough answered questions and offered suggestions. Motion: Entries and medians will be addressed first, prices to be presented at the May 24 board meeting. All were in favor – motion passed.

Funk spoke about document storage. The Document Retention Policy drawn up by Beth Mulcahy, GRCA counsel, was adopted unanimously.

Merrill spoke about electronic billing. Progress is being made and electronic billing is expected to be implemented during the summer.

Collins, Master Architectural Committee (MAC) chair, requested approval to appoint Karen Epstein as the alternate chair and the Board approved unanimously.

The meeting was adjourned at 12:55 pm to executive session.

Submitted,

Monika S. Goodwin,
Administrator