

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
December 6, 2011**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, December 6, 2011, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Dick Lockwood
Shannon Vaughan
Tom Cochill

Eugene Kaulius
Patrick Collins

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

Chairman Dick Lockwood called the meeting to order at 9:05 a.m.

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 November 8, 2011, meeting. A clarification regarding the auditors was required and the amended minutes were approved unanimously.

Chairman Lockwood asked for approval of the proposed 2012 board meeting schedule. It was unanimously approved as presented.

Chairman Lockwood asked David Merrill to review the October financial report with the Board.

Merrill next reviewed the proposed 2012 budget and the proposed 2012 reserves.

The Board, Merrill and Funk reviewed the proposed 2012 Capital Fund revenues and expenditures. The Board decided that items that cost less than \$1500 will not be considered capital items and will be expensed in the operating budget. The Board next formed an ad hoc Capital Committee to study and prioritize capital projects and funding. Kaulius will serve as chair: other members will be Collins, Funk and Merrill.

A discussion ensued after reviewing the proposed fixed fee, rather than "hours," to help satellite boards better measure and manage maintenance costs. The Board unanimously approved the fixed fee system, to begin in 2012.

The Board next reviewed and commented on the November Council of Presidents meeting. It was suggested to have another Council meeting -- perhaps in March.

The meeting was adjourned at 10:35 am.

After the Executive Session, the Board reconvened and formally adopted the 2012 budget as presented in the regular meeting.

Submitted,

Monika S. Goodwin
Administrator