

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
December 7, 2010**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, December 7, 2010, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Members Present

Dick Lockwood
Eugene Kaulius
Shannon Vaughan
Patrick Collins
Tom Cochill

Jim Funk, Donna Corcoran, Scott Williams and Monika Goodwin were present by invitation.

Also present were members of the Excellence Committee: Mark Slicker, Dick Bowman, Dave McKelvey and Patti Waner. Dick Seiler, homeowner, was present for a portion of the meeting.

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 5 and November 9, 2010, meetings. None were required and the minutes were unanimously approved as published.

Donna Corcoran reviewed the financial report with the Board. Expenses and revenues are under budget. Corcoran answered questions. She noted that there are seven likely write-offs totaling approximately \$40K.

Next Corcoran and the Board discussed the proposed assessment increase. After a lengthy discussion, the Board decided to table the matter and deferred a decision until further study by Funk.

The Board also briefly reviewed the proposed Satellite Association assessments for 2011. The Board discussed the landscape maintenance overhead distribution and its authority according to the CC&Rs.

The proposed schedule of board meetings was approved as presented with one change for January's meeting date.

Chairman Lockwood invited Mark Slicker, chair, to present the Excellence Committee's report and proposed schedule. The Board suggested including names of the Excellence Committee members in the mail-out as well as listing components of the "undone" Gainey Excellence projects. The Board unanimously approved the schedules recommended by the committee.

Patrick Collins next reported the final color selections from the Rejuvenation Committee. Virtual Taupe was chosen for the interior of the perimeter walls and Mink (a dark brown color) was selected for the iron fencing. After a discussion regarding the finish of the masonry walls, the Board agreed to the recommended colors with the provision some directors deferred consent until each could take one more look at the colors on a wall.

The Board next reviewed the Wage Survey provided by Bagnall Associates. The study established entry wages and salaries and is recommended for Funk's use.

Tom Cochill, chair, reported for the Security Committee. The committee recommends a legal review of the Security manual, a policy for camera data retention, a password for homeowners who wish to change access information and a review of the construction policy.

A letter from a homeowner regarding homeowner members of the Architectural Committee will be referred to the Architectural Committee for comment.

The Nominating Committee chair, Eugene Kaulius, reported for the committee.

At 12:05, Chairman Lockwood called for an Executive Session.

The meeting was adjourned to Monday, December 10 at 9:00 am.

Submitted,

Monika S. Goodwin
Administrator