

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
May 29, 2014**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, May 29, 2014, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Dick Lockwood
Shannon Vaughan
Patrick Collins
Karen Epstein
Eugene Kaulius via conference call

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

President Dick Lockwood called the meeting to order at 9:02 am.

Monika Goodwin was asked for the Affidavit to verify that proper notice of the meeting had been duly given to all association members.

President Lockwood asked for any changes or corrections to the minutes of the April 16, 2014, meeting. Some clarifying language was suggested and the minutes were unanimously approved subject to the clarification.

David Merrill reviewed the April 30 financials with the Board. GRCA is still \$19K under operating budget and this is most likely due to the anticipated benefit cost increase and the Gardener Program funding – budgeted expenses that have not yet occurred. The loan term is 4.25% for the first five years. The Board requested Merrill add a column to the Capital Projects summary spreadsheet. The purpose of the column is to provide a running total of currently known and projected expenses – providing a grand total of all proposed projects.

The Board next listened to the appeal from the window installer regarding the unapproved installation of windows at a Pavilions unit. Technically the windows are good but the frames are the wrong style and do not match existing Pavilions frames. The GRCA Board stated it would not overrule the Master Architectural Committee and the Pavilions Architectural Committee. The Board directed the owner to submit a plan that will satisfy the Pavilions Architectural Committee.

Merrill updated the Board regarding the loan and the procedures and bank requirements to draw from the loan: copies of contracts must be submitted to the bank and GRCA is limited to one draw per week.

Jim Funk next discussed the capital projects put out to bid, the bids received, and the contracts awarded to date. He then presented several projects for consideration. The Key Watcher system, RFID access project, Estate Club entry improvements, and interior remodels of the guard houses at east and west entries were approved unanimously.

Anne Blazek, Estate Club Director, spoke to the Board about the proposed expansion of the fitness areas. After discussion, the Board unanimously approved \$16K for architectural fees to develop design drawings for bidding purposes. The Board also unanimously approved moving forward with the expansion of the Estate Club with the direction to provide costs for review of the lobby/ attendant's area separately from the fitness area expansion.

Merrill summarized the Employee Group Benefits Renewals and, after review of bids and discussion, the Board unanimously approved the recommendation to stay with the current group medical, dental, life and disability insurance plans.

The Board next considered an amendment to the Architectural Committee Rules. Currently no penalty or fine exists for those who perform unapproved changes. After deliberation, the Board approved a \$450 fine to be levied against any owner making changes that required architectural committee approval and failing to apply for approval prior to commencing with the changes. The fine will become effective as of July 1, 2014.

The meeting was adjourned at 11:20 am to executive session.

Submitted,

Monika S. Goodwin,
Administrator