

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
May 30, 2013**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, May 30, 2013, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Dick Lockwood
Shannon Vaughan
Patrick Collins
Fran Goldberg
Mark Slicker

Jim Funk and Monika Goodwin were present by invitation.

President Dick Lockwood called the meeting to order at 9:08 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.

President Lockwood asked for any changes or corrections to the minutes of the March 14, 2013, meeting. None were required and the minutes were unanimously approved as presented.

President Lockwood invited several members present to address the Board. An Arroyo Vista owner passed out photos of the undeveloped lot (part of Vaquero Drive) which the Golf Club utilizes to temporarily store equipment. Since the lot is zoned for residential use, it cannot be used to store equipment. President Lockwood thanked the owner. The Board will discuss the issue in executive session (legal issue).

President Lockwood next invited the real estate agents to speak. The agents requested that the new *Gazette* and the website not feature advertisements – not from Gainey Ranch owner agents nor any agents. Jim Funk explained the expected revenue stream in regards to advertising.

Funk gave the financial report since David Merrill was unable to attend. Jim noted that GRCA was still \$25K over budget, mainly due to the 2012 settlement.

The Board next considered the employee benefit package renewal. GRCA is small (only 63 employees) and large insurers will not even bother to bid. After discussion, the Board unanimously agreed to adopt the plan with a 35 / 65 cost sharing.

Funk spoke about the capital expenses. \$330K was projected for 2013, including the \$6 per month from members. Landscaping the monuments is an upcoming project. The loan will be repaid at \$25K per month August through December. ABDi software for Security \$12,180 was discussed and the planned upgrade at Scottsdale Road and Mountain View Road was moved from 2016 to 2015.

Regarding the Estate Club pool (funded from reserves), Funk noted that the expected amount is \$53,738. Considering the revised Maricopa County standards, this is a MUST DO project. Eliminating the KoolDeck and installing pavers will cost approximately \$40K and should be considered. The pool area bathrooms also must be redone, estimated cost is \$33K.

Funk spoke about the owner online survey results. Overall, the owners rated GRCA's performance quite high. Individual departments received copies of the results to use as tools for improvement, as needed.

Funk next updated the Board on miscellaneous projects. Desert Spoons and Mediterranean Fan Palms are planned for monument landscaping. A few palms that are doing poorly will be replaced under warranty. The electronic version of the Gazette should go out in mid-July and the website test version might be viewable in July. The Gazette will feature informational pieces from Gainey Ranch real estate agents. Regarding the Tree Initiative, approximately 75% of the trees have been GPS-mapped.

The Board agreed that the tentatively scheduled June 20 Board meeting was not needed and changed the September 19 meeting to September 12.

The Estate Club new "club cards" will increase revenue and provide better statistics of Club use. The Tennis Committee evaluated the tennis fees and sees no reason to change them at this time.

The meeting was adjourned at 11:30 am to executive session to discuss several delinquencies and other legal matters. The executive session adjourned at 12:25 pm.

Submitted,

Monika S. Goodwin,
Administrator