

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 13, 2012**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, September 13, at 2:00 p.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, David Merrill and Monika Goodwin were present by invitation.

Paul Hansen and Kristina Carey of Butler, Jones and Hansen were present for a portion of the meeting..

Chairman Dick Lockwood called the meeting to order at 2:00 pm.

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 May 24, 2012, meeting. None were required and the minutes were unanimously approved as presented.

Chairman Lockwood invited Paul Hansen and Kristina Carey to present the audit report. The GRCA will receive an unqualified opinion. Lockwood stated that Hansen's management letter will be discussed in the executive session. The Board thanked the auditors and they left.

David Merrill presented the August financials and answered questions. He noted that operating expenses are \$1600 under budget.

Merrill next reviewed the 2013 budget schedule with the Board. Draft budgets will be sent out in October and approvals should be received by the end of November.

Merrill also reported that the electronic billing is mostly okay and the few discrepancies are being addressed.

Chairman Lockwood next invited Frank Ellis, Golf Cottages president, to address the Board. Ellis spoke about the appearance of the area maintained by the Golf Villas that is facing a large number of Golf Cottages units. The Board suggested that Jim Funk facilitate a meeting between the Golf Cottages board and the Golf Villas board.

Jim Funk updated the Board regarding the capital project and answered questions. After viewing the prototype, the Board agreed to move ahead with the monuments and "GR" logo. The improvements at the East and West Security Plazas should be completed at the end of September. The monuments and other improvements are expected to be completed by the end of October. The Board unanimously agreed that the plaza roofs and the monument roofs

should match in appearance. Funk noted that the improvements at the Estate Club will begin in early October and could be completed by the end of October.

Shannon Vaughan, chair of the Security Committee, reported on the June committee meeting. The committee recommended eliminating the current access decal program and implementing a radio frequency identification program as soon as possible. The committee also recommended adopting the revised Construction Rules, excluding non-compliant contractors from accessing Gainey Ranch, and allowing construction activity until 5:00 pm on Saturdays. Upon motion and second, the Board adopted the revised Construction Rules effective October 1, 2012. A meeting for homeowners, to cover various security topics, is scheduled for November 6.

Mark Slicker, chair of the Maintenance Committee, reported on the meetings held in March, April and May. The major recommendation, affecting all communities, is an Arborist Program. The program includes a comprehensive tree care plan for all Satellite communities with services of a certified arborist and a tree specialist crew. The Board approved unanimously, upon motion and second, to move forward with the Arborist Program as presented.

Funk presented a sample survey designed to elicit owners' feedback regarding services provided by the GRCA. Following a brief discussion, the Board approved sending out a survey via US mail, if so requested, and e-mail in early spring.

The meeting was adjourned at 3:50 pm.

Submitted,

Monika S. Goodwin,
Administrator