

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 18, 2014**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, September 18, 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.
Paul Hansen of Butler Hansen CPAs was also present.

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 May 29, 2014, meeting. None were needed and the minutes were unanimously approved as presented.

President Lockwood invited Mrs. Tove Hansen to speak to the Board. Mrs. Hansen spoke about the Estate Club lap pool. The Board thanked Mrs. Hansen and she left.

President Lockwood next invited Mrs. Spector to address the Board. Mrs. Spector is appealing a violation regarding painting her Legend home. The Board thanked Mrs. Spector and she left.

President Lockwood invited Paul Hansen to present the audit report. Once again, the GRCA received an unqualified opinion. The Board thanked Paul and he left.

David Merrill reviewed the August 31 financials with the Board and answered questions.

David assured the Board that the preliminary 2015 budget will be sent to the Board on October 31 for the November 6 meeting.

He next updated the Board about the loan with Mutual of Omaha Bank.

President Lockwood invited Jim Funk to review the various capital projects underway. Funk spoke to the ABDi software modules: Security, including violations, is in progress, and the Maintenance segment is "being built." The KeyWatcher key control system will have the ability to notify owners via e-mail regarding the status of their keys. Funk expects a November roll-out of the RFID tags. Upon motion and second, the Board unanimously approved charging \$20 per tag. The new cabinetry at the gatehouse appears to be inferior; tree planting along the loop road is going well; the lighting project could be substantially completed by Hallowe'en; and the satellite focal areas are progressing nicely. The wall at Maintenance is finished and the Pavilions wall extension will be paid by the Pavilions. The Estate Club entry project is underway and scheduled for completion in early October. The pool bathroom remodel is completed and, according to homeowner feedback, the bathrooms look wonderful.

Funk next spoke about the projects that have been bid but not released. Mountain View and Scottsdale Road corner, as redesigned by Stu Jordan, can be accomplished for \$37,000. North entry focal area was bid at \$79,000. The Dunes focal area landscaping was bid at \$47,000. The Board approved moving forward. Bids for the Estate Club Fitness expansion ranged from \$271 to \$350. The Board approved moving forward with the GSS bid at \$271. The Board requested Funk to speak with the contractor regarding additional work. If the expansion project cannot begin early enough to allow owners to use the facility during *the season*, it will need to be delayed until next year.

Funk recommended and the Board approved requiring the Landscape Committee to review and make recommendations of the East Entry at Doubletree improvements, the West Entry at Doubletree improvements, and the Scottsdale / Doubletree improvements.

The revised political sign rule, incorporating the latest legislation, was unanimously adopted.

The meeting was adjourned at 11:14 am to executive session.

Submitted,

Monika S. Goodwin,
Administrator