

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
January 22, 2015**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 22, 2015, 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

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

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

President Lockwood asked for any changes or corrections to the minutes of the November 6, 2014, meeting. None were required and the minutes were unanimously approved as presented.

President Lockwood invited David Merrill to talk about the GRCA's financial status. Merrill reported that the GRCA's December Interfund Loan payment of \$125,000 was made in January. The 2014 Expenses and Income are in line with the 2014 budget.

Shannon Vaughan, Nominating Committee Chair, reported that the two incumbents, Patrick Collins and Richard Lockwood, were the only applicants. Since the applicants were known to the committee, no interviews were needed. Collins and Lockwood will be on the absentee ballots.

Richard Lockwood will chair the 2015 – 2016 Nominating Committee. Barbara Graham and Doug Phares are the two members from the 2014 – 2015 committee. New members will be Bill Kelly (North Meadow II) and Doug Lyons (7400).

The 2015 Annual Meeting documents were approved subject to a minor correction.

The Board appointed Dick Bowman (Arroyo Vista) and Rae Love (Estates) as the 2015 Annual Meeting election inspectors.

Lockwood invited Jim Funk to summarize the 2015 Capital Projects. Completed are the RFIDs, Key Control System, Estate Club pool bathrooms, Estate Club entry area, all loop road improvements (irrigation, tree transition, decorative rock and pump station wall), over half of the community entry lighting projects, landscape enhancements (Maintenance gate, Pavilions wall and Gainey Club Drive landscape at Oasis), and almost all Satellite exit focal areas (8989 and Golf Villas III are still in planning stages). The most significant delay is the Estate Club Fitness Expansion. Permitting from the city was an extraordinarily lengthy ordeal and delayed starting the project by at least a month. The city also required a higher glass efficiency standard. Procuring glass that meets the standard and has the clear look added time and money to the project. A few other requirements (asbestos testing and improving ventilation) are being addressed but the project is still under the allotted \$300 K.

The design renderings for the entrances at Doubletree & Scottsdale Roads, West entry & Doubletree, East entry & Doubletree, and Mountain View & Scottsdale as well as the directional signage were reviewed and will be displayed at the GRCA Annual Meeting for comment. The Mountain View & Scottsdale improvement has been submitted to Scottsdale Design and Review Committee for permitting. There was discussion about lighting the signage.

Funk additionally spoke about the “outer” gates and the HiSecurity brand of gates and gate operators. The Enclave will be the first using that brand in Gainey Ranch.

Funk also reported briefly about the Estate Club and the increased activity as well as the success of the intern program.

The meeting was adjourned at 10:40 am to executive session.

Submitted,

Monika S. Goodwin,
Administrator