

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
October 15, 2015**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, October 15, 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 9:00 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 28, 2015, meeting. Eugene Kaulius asked to have the word expenses added to operating for clarification. The minutes were unanimously approved as amended.

President Lockwood invited Mark Shimelonis, Golf Villas owner, to address the Board. Mark mentioned that the pedestrian pathway on the Golf Course (from the south end of the 10A road to the Golf Clubhouse) floods during heavy rains. Mark asked if the GRCA Boards could help.

President Lockwood next invited Tove Hansen, Greens homeowner, to speak. Tove's home has had water-related issues and she asked for help to focus attention on landscape change requests in the future that might negatively impact neighboring property.

David Merrill reviewed the September financial report with the Board and answered questions. According to the report, income and expenses appear to be on budget.

Merrill next spoke to the 2016 budget process. All components, Master and satellite, are on schedule.

Merrill and Jim Funk reviewed the capital project from 2014 and 2015 that are completed or almost completed with the Board and answered questions.

Next Funk, Merrill and the Board reviewed the "project wish list," the transfer fee projection for the next five years as well as the reserves projection for five years. The Board will consider the GRCA responsibilities and the projected, preliminary numbers to establish priorities. The Board discussed the state of the loop road as well as the three tennis courts that were not refurbished within the last ten years. Also mentioned was pickleball – which uses courts similar to, but smaller than, tennis courts.

The Board members received, reviewed and praised the informational binders for owners developed by Cottonwood Stone – initially for orientation of new owners. The Board discussed having such information available to all owners.

Funk next reviewed the proposed improvements to the Arroyo Vista entry. The estimated costs could be shared by the community and the GRCA. The proposal is “something to consider at this time.”

Funk quickly reviewed portions of the various projects completed by the GRCA construction crew during 2015.

The Board unanimously adopted a restrictive use rule, drafted by GRCA’s counsel, regarding the operation of drones.

Funk and the Board discussed the benefits and drawbacks of over-seeding. Two areas are currently being tested – one at the north end of Enclave II and the other at Eastwood Lane, south of Vaquero Drive.

The meeting was adjourned at 11:05 am.

Submitted,

Monika S. Goodwin,  
Administrator