

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
January 7, 2016**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 7, 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.

Also present were Beth Mulcahy and Paige Holton, attorneys from Mulcahy Law Firm, P.C.

Homeowner Michael Shotey was accompanied by John Zook, designer, and Danielle Graham, attorney.

President Dick Lockwood called the meeting to order at 9:07 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 5, 2015, meeting. None were required and the minutes were unanimously approved as presented.

President Lockwood invited Mr. Shotey to proceed with his appeal presentation. Mr. Shotey gave a history of the work on his deck and produced photos and renderings. Mr. Zook spoke about his part in the process, then left. Ms. Mulcahy and Ms. Graham asked questions to clarify some points. Ms. Graham asked to leave and confer with her client privately at 9:45 a.m.

President Lockwood called an executive session – minutes are in the executive director's office.

The meeting was reconvened at 10:05 a.m. and Mr. Shotey and Ms. Graham rejoined the meeting. Based on the presentation given to and rejected by the Pavilions board and the Master Architectural Committee, the Board denied the appeal and recommended conferring with the architect, Stan Lusardi. The Board encouraged Mr. Shotey to resubmit a compromise plan and if he did so, the Board would agree to extend the currently scheduled court hearing to allow the compromise plan to go through the approval process. Mr. Shotey and Ms. Graham left.

David Merrill stated that the November financials showed nothing unusual. The \$16K aged receivable will most likely be written off since the Sunset Cove owner died and there is no estate or equity.

Merrill explained the new reserves software: It is easy to use and easy to update or change.

Jim Funk reviewed the transfer fee survey with the Board and answered questions. Approximately fifteen communities were contacted for their transfer fee information.

Funk also spoke about the report from Bartlett Tree Experts, who investigated the decline of some of the palm trees. He reviewed the observations and recommendations with the Board.

Palms should be not planted in the late fall since the cold winter weather stresses the trees. No replanting in the areas that appeared to have a fungus problem until the soil is excavated and removed, and the pit possibly fumigated.

The Board reviewed the Estate Club statistics with Anne Blazek. The Board asked a few questions which Anne answered. Overall, the Board is very pleased with staff performance as well as the increased usage.

The Board and Funk discussed the upcoming changes from Cox Communications. Forming a committee to study the ramifications was recommended.

It was also noted that open house directional signs have, at times, blocked community signage. Security will monitor and move open house signs if needed.

The Board considered the application to fly a drone for a real estate photo session. After much discussion, the Board directed Funk to speak with Frank Ellis.

The meeting was adjourned at 11:30.

Submitted,

Monika S. Goodwin,
Administrator