

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
June 2, 2016**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, June 2, 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 telephone

Jim Funk and Monika Goodwin were present by invitation. Additionally, Paul Hansen and Kristina Carey, representing Butler Hansen PC, were present for a portion of the meeting.

Also present were Beth Mulcahy, attorney, three members of the Pavilions Board, Mike Shotey (Pavilions homeowner), and his designer, John Zook.

President Dick Lockwood called the meeting to order at 9:09 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 March 31, 2016, meeting. None were required and the minutes were unanimously approved as presented.

The Board heard the appeal of the Master Architectural Committee's (MAC) decision regarding the deck railing at Pavilions unit #35 from Mr. Shotey, homeowner. Mr. Shotey presented photos and a letter from his attorney, addressed to Ms. Mulcahy. He also stated that he had been given a conditional approval to remove the deck railing in 2013; that Mr. Stan Lusardi, the GRCA Architect, had given him "an okay;" and that he had verbal approval from the MAC. Documentation of the aforementioned approvals was not available.

Ms. Mulcahy spoke for the Pavilions (rather than for the GRCA). The railing at unit #35 was changed without prior approval. All railings on Pavilions decks overhanging the water hazard are metal lattice. Some patios that are near but not over the water have stucco walls. The administrative judge ruled that the railing was removed without prior approval. If not appealed, the ruling stands. The appeal time is over.

The Board had a few questions for the attorney and for Mr. Shotey. The Board will discuss the matter in executive session.

President Lockwood invited Paul Hansen of Butler Hansen to present the audit report. Paul spoke about the report and suggested that all read the NOTES – which explain the audit scope and process. As in previous years, the GRCA will receive an unqualified opinion. The Board thanked the auditors and they left.

In David Merrill's absence, Jim Funk reviewed the financials with the Board. It was noted that participation in fitness classes was noticeably up and that it will resume in the fall. Additional

contract labor for fitness classes will be necessary. Capital is on track and the \$149K for the courts is a tad over but well worth the overage.

The transfer fees are doing well and projected closings look good.

Funk spoke about the Capital Fund and Capital Projects. For potential projects, Anne Blazek made a presentation for the addition of a built-in barbeque to the patio area and a fire pit – projected cost \$8500 and \$4000 respectively – to add value and to increase club rentals.

Regarding the 2016/2017 GRCA Employee Benefits, upon motion, the Board approved unanimously to renew the proposed benefit package.

The proposal to designate court space for pickle ball play was placed on hold. Discussion with the Tennis Committee and further investigation, mostly regarding the impact noise issue, is needed.

Dick Lockwood gave an update from the Cable Committee -- the members of the committee are testing Cox's Contour 2.

The Board also unanimously approved renewing the monitoring contract with API Alarm. There will be four increases in years one through four and no increases in years five through ten.

The Board adjourned the meeting to executive session at 11:35. Minutes of the executive session are in the Executive Director's office. The executive session ended at 12:39 pm.

Collins moved that, in light of the discussion in executive session, to accept the compromise application from the unit #35 owner that utilizes the lattice metal fence on both sides of the deck and continues one section on each front side with the remaining front panels being glass. Furthermore, the Executive Director shall enumerate the specifications, installation requirements, cleaning procedures and/or any other details necessary for this project. The motion was approved by four (4) directors – one (1) disapproved.

Upon motion and unanimous approval, the meeting was adjourned at 12:40 pm.

Submitted,

Monika S. Goodwin,  
Administrator