

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
November 3, 2016**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 3, 2016, 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, David Merrill and Monika Goodwin were present by invitation. Several homeowners were also present.

President Dick Lockwood called the meeting to order at 9:06 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 September 22, 2016, meeting. None were required and the minutes were unanimously approved as presented.

Lockwood invited David Merrill to present the financial report. There is an unavoidable, bankruptcy-involved write-off of approximately \$21K. The \$125K loan payment was made. Water expense is over and probably attributable to leaks. Of the \$22K operating overage, \$17K is bad debt. Resales have been steady and the capital fund remains strong.

Funk asked the Board to approve one more 2016 capital expenditure item – a door separating the weight room from the fitness room. The cost will be approximately \$4,000. All were in favor of the proposed expenditure.

The Board next addressed and unanimously approved the proposed 2017 budget. The GRCA assessment will increase \$2.00 per member per month for 2017.

Funk and the Board next reviewed the 2017 Reserves. The reserves are adequate. The Board briefly discussed the loop road overlay. The road is sound and an overlay is not needed but would improve the look of the surface.

Regarding the Capital Fund, Merrill and Funk agreed that only \$302,563 was required annually in order to repay the Mutual of Omaha loan. Monies collected above that amount will be available for capital projects.

Funk and Merrill reviewed the preliminary satellite assessments and answered questions.

Funk next reviewed the proposed Board meeting dates. Two dates were changed and the new schedule was approved.

The Council of Presidents meeting is scheduled for November 16 at 4 pm. The agenda was reviewed and approved.

Lockwood invited Funk to talk about the progress of the Cox Cable Committee. Funk will be in touch with Cox management again after receiving input from the members at the Council of Presidents meeting on November 16.

Funk spoke briefly about the Estate Club: Sierra Fox will be gone for a while – possibly a long time – to take care of family. The new tennis professional, Tom Breece, is doing well and fitting right in.

The meeting was adjourned at 11:15 am to executive session.

Submitted,

Monika S. Goodwin,  
Administrator