

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 22, 2016**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, September 22, 2016, at 9:00 a.m. at the Daniel C. Gainney 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. Three homeowners were also present.

President Dick Lockwood called the meeting to order at 9:03 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 June 2, 2016, meeting. None were required and the minutes were unanimously approved as presented.

Lockwood invited David Merrill to present the financial report. Expenses are within budget. There will be an unavoidable, bankruptcy-involved write-off of approximately \$21K. The reserves have been paid from the capital fund and only \$107K remains to be paid. The capital fund remains strong.

Regarding the budget schedule, Merrill noted that the goal is to have preliminary budgets to the satellite boards by the end of October.

Funk spoke about the wage study performed by the Bagnall Company. Periodic wage studies ensure that GRCA wages and salaries are in line as compared with similar companies.

Funk explained that the GRCA process regarding notices of violations and fines has changed to match the changed Arizona statutes. He explained the changes to the process the GRCA follows. All were in favor of the proposed change to the rule.

The Board next reviewed the revised Drone Use Restrictions with Funk. The Board unanimously approved the revised restrictions.

Funk next reviewed the Palm Report with the Board. Of the 37 palms evaluated, 7 were considered questionable and removal was recommended. 2 are GRCA responsibility and 5 belong to the Vaquero Drive community. A discussion ensued regarding size and age of palm trees.

Merrill talked about evaluating the non-residential memberships as suggested by Butler-Hansen, the audit firm. A preliminary enquiry suggests that a professional evaluation might cost between \$9K and \$10K. The suggestion was tabled.

Funk gave an update regarding the search for a replacement for Any Stoner, tennis pro, who recently gave his resignation. Six applications were received and, with input from two members of the Tennis Committee, the decision-makers are Anne Blazek and Jim Funk.

Funk next explained the findings and history of the Cable Committee. Some of the committee members tested certain Cox products and evaluated possible upgrades as related to Gainey Ranch owners.

The meeting was adjourned at 10:18 am to executive session and reconvened at 11:12 am.

The Board unanimously approved changes to the Fine Policy: The Board has discretion when, in its opinion, circumstance dictates. First month - \$25 per day.. In the following months, the fine can increase in \$25 increments to a maximum of \$100 per day.

After discussion, a motion to send a letter to Pavilions owners was approved by four (4) members of the Board and opposed by one member. If a letter is sent, Jim Funk will write the letter subject to final Board approval.

The meeting was adjourned at 11:52 am.

Submitted,

Monika S. Goodwin,
Administrator