

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
June 1, 2017**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, June 1, 2017, at 9:00 a.m. at the Daniel C. Gainney Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Patrick Collins
Doug Phares

Jim Funk, David Merrill and Monika Goodwin were present by invitation.

Also present were Jeffery Rons and Scott Williams, GRCA Maintenance.

Additionally, Paul Hansen and Kristina Carey, representing Butler Hansen PC, were present for a portion of the meeting.

President Karen Epstein 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 Epstein asked for any changes or corrections to the minutes of the March 23, 2017, meeting. None were needed and the minutes were unanimously approved as published.

Jim Funk and Scott Williams introduced Jeff Rons, recently hired Landscape Operations Manager. Jeff spoke briefly. Scott and Jeff left.

President Epstein invited Paul Hansen of Butler Hansen to present the audit report. Paul spoke about the report and recognized David Merrill and Kathy Zavala as contributors to the excellent controls practiced at GRCA. As in previous years, the GRCA will receive an unqualified opinion. The Board thanked the auditors and they left.

David Merrill reviewed the April 30 financials with the Board. He explained that a billing discrepancy for effluent water from the Golf Club had been discovered and the differences are being addressed. The reserves look good and the capital budget is very good.

David next addressed the 2017-2018 benefit renewal packet. The projected cost is about \$143K and renewal is recommended. The Board unanimously passed the proposed benefit renewal package.

Jim Funk presented the 2017 committees to the Board. The Board reviewed the Maintenance, Architectural, Government Affairs, Tennis, Fitness, Social and Security Committees as proposed. The makeup of most of the 2017 committees is substantially the same as 2016. The committees were unanimously adopted as presented.

Funk and the Board reviewed the proposed Capital expenditures. The capital transfer fee is performing well and revenues in excess of projected amounts are likely. GRCA could allocate funds for 2017 projects as the funds become available. The potential capital projects include upgrading the landscaping between the pedestrian gate at the north entry and the

Scottsdale/Mountain View monument. The Board unanimously approved \$50,000+from reserve to replacing the roofs at the security entries with steel roofing.

The meeting was adjourned at 10:45 to executive session to consider aged receivables and review current legal positions.

Submitted,

Monika S. Goodwin
GRCA Administrator