

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 23, 2017**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 23, 2017, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Shannon Vaughan
Patrick Collins
Doug Phares
Eugene Kaulius

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

President Karen Epstein called the meeting to order at 9:07 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 January 19, 2017, and February 22, 2017 meetings. None were needed and the minutes were unanimously approved as published.

David Merrill reviewed the financials with the Board. He noted that deviations from budget are due to the fact that the budget is divided into twelve equal monthly amounts but expenses frequently vary from month to month. Aged receivables look good for the GRCA but the satellite portion is distorted by the Estates special assessment.

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.

A Council of Presidents meeting is scheduled for Wednesday, April 19, at the Estate Club. Agenda topics include Gainey Ranch sales, capital fund status, the loan from Mutual of Omaha, the architectural violations process, Estate Club activity report, status of water initiative, an update of the Cox television bulk service agreement, staffing update, and homeowner and member comments.

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.

Funk next reviewed the terms of the Cox Cable Agreement: 10 year contract with a provision to terminate in 5 years; a lock the price for 5 years; two (2) Contour II receivers at no additional cost; Contour II service free for one year (then \$3 per month); two (2) DTAs at no cost; channel

line-up to include Essential TV with Faith lineup, Advanced TV and Showtime as part of the bulk television service. Additionally Cox to ensure that phone representative that understand bulk service and Cox technicians are available (unless an emergency situation).

The proposed bulk service cable (Internet) agreement would require Cox Communications to supply fiber optic cable to all Gainey Ranch residences.

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