

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
April 10, 2023**

A Board of Directors meeting of the Gainey Ranch Community Association was held Monday, April 10, 2023, at 9:00 a.m. in the meeting room at the Estate Club in Scottsdale, Arizona, and via Zoom teleconferencing.

**Board members present**

Karen Epstein - President  
Eugene Kaulius – Vice President  
Rick Brown - Secretary  
Andy Orent - Treasurer

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

Verification of meeting notice was provided to President Karen Epstein, before she called the meeting to order at 9:03 am. A quorum was declared present.

President Epstein asked for any changes or corrections to the minutes of the March 9, 2023 meeting. None were required and the minutes were unanimously approved as published.

Rick Brown, committee chairman, spoke about the Estate Club Operations Committee, including the club history. He emphasized that he had not been provided an operations manual for the club. However, he stated that he had located a booklet (apparently published by Markland Properties, developer of the Estate Club) purporting to be By-Laws, Rules and Regulations from 1988 with subsequent versions dated in 2005 and 2007 in which an Annual Outside Tennis Membership program was described as "temporary". Jim Funk had also provided additional documentation to Mr. Brown including a 1996 GRCA Board Resolution specifically addressing the Outside Tennis Members initially addressed by Markland, that limited the number of annual members (who paid an annual fee to play tennis at Gainey Ranch) to 75 and which reiterated that the program was deemed temporary subject to change.

Mr. Brown explained that the current 49 outside members (15 singles and 17 couples) currently pay \$130 per month for singles and \$180 for couples. He noted that memberships are not annual and despite the original authorization prohibiting suspension during the year can be turned on and off, meaning there may be months when not playing means not paying anything. The Committee's recommendation was to cap the number of outside members at the current number of 49. The Committee noted that the Outside Tennis program was to enhance the tennis experience for the tennis playing residents of Gainey. The Committee recommended to continue an annual outside tennis membership program without suspension rights at a to be determined market rate.

Mr. Brown took issue with the fact that committee members' emails had been disseminated to non-committee members and his, as well as other committee members' inboxes were being inundated with emails regarding outside tennis members. GRCA staff will develop emails for any board and committee members who wish to not have private emails in the public domain.

Several committee members and homeowners were invited to speak, some spoke in favor, others in opposition. Stuart Soloff, a member of the Committee, offered a dissenting opinion, and noted that it was his understanding that only 5 outside members utilize the fitness facility. Mike Tucker, on behalf of the Tennis Committee, suggested keeping what's in force now until at least 2024. Several other resident members spoke in favor of keeping the outside members

to bring diversity. Some wanted the process to slow down before making decisions.

Funk next spoke about the recommended Capital projects. The list included upgrading the website (\$25,000), noise mitigation in the Estate Club (\$50,000) and landscaping the back area of the club (\$ unknown). The board unanimously approved a motion to spend up to \$100,000 for the three capital projects.

Karen invited David to speak about financials. David stated that the end of February figures looked good and, to date, it's still too early to see any trends at the Estate Club. At the moment, club income is largely from fitness classes and personal training. David spoke to the reserves, which currently show a balance of nearly \$300,000. He noted that a few satellite boards had asked about FDIC coverage limits, which are still \$250,000.

Rick Brown offered a motion to limit the outside memberships to the current 49 persons. The motion failed for lack of a second. The Board directed the Committee to further deliberate and return with a more comprehensive recommendation.

At 11:30, President Epstein moved for adjournment. A second was given and the motion passed unanimously.

Submitted,

Richard I. Brown, secretary