

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
February 10, 2022**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, February 10, 2022, at 9:00 a.m. via ZOOM and in the meeting room at the Estate Club in Scottsdale, Arizona.

Board members present

Karen Epstein	Eugene Kaulius
Doug Phares	Earlene Nelson
Teri Reichardt	

Jim Funk, David Merrill and Monika Goodwin were present by invitation. President Karen Epstein 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 Epstein asked for any changes or corrections to the minutes of the November 4, 2021 meeting. None were required and the minutes were unanimously approved as published.

Jim Funk reviewed the 2022 annual meeting documents (to be mailed to all members) with the Board and the Board unanimously approved the documents.

David Merrill reviewed the unaudited December 2021 financial report with the Board, noting that the three funds were strong.

A motion was made to assess a guest fee of \$15 per guest to apply to all guests during the morning and reduce the fee to \$10 per guest for afternoon activities. The motion was seconded and approved unanimously.

Jim Funk gave a quick update of the Estate Club Project. Financially the project is in great shape. \$800,000 is being "held back" for disbursement to Gcon once the punchlist is, at least, substantially completed.

President Epstein asked for comments from the members. The Board discussed pickleball options.

At 10:25, President Epstein opened the meeting to member comments. At 10:35, Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And, at 11:25, President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator