

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
January 19, 2023**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 19, 2023 at 9:00 a.m. at the Gainey Ranch Estate Club, Scottsdale, Arizona.

Board members present:

Karen Epstein
Eugene Kaulius
Earlene Nelson
Doug Phares

Board members absent:

Teri Reichardt

Also present by invitation were Jim Funk and David Merrill.

President Karen Epstein called the meeting to order at 9:00 a.m. Verification of meeting notice was provided Monika Goodwin. President Epstein then asked for any changes or corrections to the Minutes of the Meeting November 3, 2022. There were no changes or corrections, the minutes were approved as submitted.

The Nominating Committee Report was provided by President Epstein wherein she described the process in detail including Nomination Committee members:

Edd Balinge, Golf Villas
Karen Epstein (Chair), Enclave
Teresa Leahy, North Meadow I
Stuart Stoloff, North Meadow II
Hass Tebelmann, Pavillions

The Annual Meeting documents were discussed and approved by the Board.

David Merrill provided an overview of the 2022 financial results.

The Election Inspection Inspectors for the annual meeting were appointed: Bob Koker, Hass Tebelmann, and Maggie Harrington.

Jim Funk spoke to the 2022 Real Estate sales at the Ranch; currently there are 10 sales in process with 2 closes.

The rule on Solicitation of Votes Door to Door was tabled until after the annual meeting election.

President Epstein then called for an Executive Session citing ARS 33-1804, paragraphs 1 and 4 to discuss the legal summary and the annual employee bonus review.

The meeting adjourned at 10:45 a.m.

Submitted by,

James A. Funk
Secretary