

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 14, 2024**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 14, 2024, at 9:00 a.m. via ZOOM and in the meeting room at the Estate Club, Scottsdale, Arizona.

Board members present

Eugene Kaulius
Carey Hyatt

Rick Brown
Andy Orent

Gary Lev

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

President Eugene Kaulius 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 Kaulius asked for any changes or corrections to the minutes of the February 20 and the March 1 meetings. None were required and the minutes were approved as published.

President Kaulius invited David Merrill to review the February financials with the Board. David spoke about the reserve fund and the Finance Committee's recommendation to raise the full funding percentage from 23% to 25%. David remarked that the receivable had decreased notably from last year. David also mentioned that more than half of owners are on autopay. The proposed changes to the website will include a secure portal to access financial information – both personal and for the community. David plans to retire from Gainey Ranch at the end of May – management has been interviewing candidates for the Controller position and will report back to the Board accordingly prior to selection of the candidate.

The Board is still accepting applications for residents to volunteer for various committees: Tennis, Pickleball, Fitness, Social, Architectural, Security, Nominating, Finance, Technology, Communications and Estate Club Operations. Additional committees are being considered excluding Governance as the GRCA master board serves in the Governance role. There was also a suggestion to allow the committees to select their own chairperson other than Architectural and Nominating. However, it was decided that Mr. Orent will chair the MAC and Mr. Lev will chair the ECOC.

The Board approved the agenda of the April 9 Council of Presidents meeting in the Estate Club which shall include a discussion of Board term limits. In addition, GRCA CCRs at Article II, Section 3, pp 8-9, require that the Master Association provide property management services to the Satellite Communities with compensation that "shall not be greater than the general level charged by other first class property managers in the Phoenix/Scottsdale metropolitan area for similar services." A review of such similar services in the local area has not been undertaken for several years. Jim Funk indicated that these reviews take quite a bit of time for senior management and can be a sensitive matter for staff. manpower. Therefore, this issue will be presented to the Presidents' Council before being addressed at the next Board meeting.

The Board and Jim next discussed several possible capital improvement projects, such as North Gate grass conversion which would likely qualify for a rebate to be paid by Scottsdale, replacing the aged artificial turf at the West Gate as well as some along the loop road, and landscape enhancements at Eastwood, Mountain View, and Doubletree Ranch Road. Another area that will require upgrades and/or replacements is security as the house key control system and the access systems are nearing 10 years of service and should be replaced with new technology. Jim's list

of possible capital projects totals just over \$230K. Andy Orent recommended \$10,000 less in the fitness equipment category reducing the total to \$220K for capital projects – it was unanimously carried.

Regarding term limits, Andy suggested letting the Nominating Committee draft guidelines and having the Council of Presidents review and provide feedback. Jim was also asked to reach out to Beth Mulcahey for examples of a Board Code of Conduct and Board Meeting Code of Conduct for us to evaluate and use to create our own.

The Board voted to remove court fees to homeowners for the Estate Club usage effective January 1, 2025, unless offsetting savings can be found in the budget before that date. Mr. Brown moved that the court fees be removed effective July 2, 2024. There was no second and that motion failed, therefore the previous motion was passed.

The meeting was adjourned at 11:20 am to an Executive Session.