

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY  
ASSOCIATION BOARD OF DIRECTORS  
FEBRUARY 20, 2024**

A Board of Directors meeting of the Gainney Ranch Community Association was held on Tuesday February 20, 2024, at 10:00 am via ZOOM and in the meeting room at the Estate Club Scottsdale, Arizona.

**Board members present.**

Karen Epstein  
Richard Brown

Carey Hyatt  
Andy Orent

Eugene Kaulius

Jim Funk, David Merrill, and Monika Goodwin were present by invitation. President Epstein called the meeting to order at 10:00 am. Epstein had been given the proof of notice.

Upon motion and second, the Board approved the minutes of January 25 as published. The minutes of January 29 required a correction – Rick Brown had not attended. The corrected minutes were approved. Both meetings were executive sessions, paragraphs 1 and 2, legal advice.

After discussion, the Board approved the addendum to the June 7, 2023 minutes.

The Board next addressed the 2023 legal expenses. Jim Funk, Executive Director, discussed the issues and items that contributed to the \$9,000 overage of the legal budget. The Board passed a resolution to control future legal expenses. All requests for legal advice must go through the Executive Director, who will confer with the Board as needed.

The next discussion involved creating a guest pass policy for the Estate Club. The proposal was to provide two one-week family passes to each homeowner. Management is to review and provide input at the April board meeting.

Funk next addressed the GRCA annual election ballot tabulating process, including the role of the Election Inspectors. The Inspectors were approved at the January 25, 2024 board meeting. Jim Funk explained the process: ballots are collected by management and kept in a secure location. The 2024 Election Inspectors appointed were Loras Prier, Maggie Harrington, and Grant Helgeson. The three inspectors will meet on February 27, 2024 and will count all ballot vote totals by candidate. Additionally, the inspectors will collect and tabulate any ballots the members bring in or complete at the February 28 meeting. The inspectors will provide to the Executive Director the final vote tally by candidate for residential as well as the non-residential election.

Respectfully,