

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
April 11, 2024**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, April 11, 2024, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

**Board members present.**

Eugene Kaulius  
Gary Lev  
Richard Brown  
Andy Orent  
Carey Hyatt by Zoom

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

President Eugene Kaulius called the meeting to order at 9:05 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 Eugene Kaulius asked for changes to the March 14, 2024, meeting minutes. Eugene proposed new language for the committee's chair to be decided by the committee with Gary Lev to be chair of the Estate Club Operations committee and Andy Orent chair of the MAC. Eugene called for a motion to adopt the minutes and the minutes were adopted.

At President Kaulius's invitation, David Merrill reviewed the financials with the Board and answered questions. David answered questions related to the larger variances from budget. Discussed payroll, water, gas, electric, insurance, legal fees, vehicle R&M, and personal training income increase with corresponding expense for contract staff. David then reviewed reserves and capital accounts in detail. Overall the financials are in good position.

Eugene Kaulius then took up the appointment of committees for 2014.

The Board approved the following committees as presented.

Rick Brown dissented on the vote for the Architectural members, further the finance committee should review benefits and audit report

**Architectural Committee:** after discussion Andy Orent (Chair), Karen Epstein (VChair) Doug Phares, Mark Schafer, Rae Love, Tim McGough, Alan Gorzynski

**Tennis Committee:** Susan McLaughlin, Mike Golombuski, Mike Tucker, Jeff Leshay, Robyn Powell, Katie Houtsma, Anne Blazek (Estate Club Director)

**Pickleball Committee:** March Estvold, Jean Hand, Lara Espin, Frank Ellis, Phil Karp, Pat Herr

**Fitness Committee:** Steve Arkoff, Jane Shapiro, Richard Robbins Mark Sullivan, Stuart Stoloff, Anne Blazek (Estate Club Director)

**Security Committee:** Kevin McCord (Co-Chair), Bob Wilson (Co Chair), Stuart Stoloff, Russell Brooks, Mike Anderson (Security Director)

**Nomination Committee:** Carey Hyatt (Chair), Maggie Harrington, Stuart Stoloff, Teresa Leahy, Edd Ballinger

**Finance Committee:** Eugene Kaulius, Rick Brown, Dennis Propp, Jill Townsend, Doug Dewar, Beth Spiegel, Kurt Woetzel, GRCA Controller

**Communication Committee:** Andy Orent (Chair), Lynn Ballinger, Pam Estvold, Marty Stoloff

**Estate Club Operations Committee:** after discussion Gary Lev (Chair), Stuart Stoloff, Bruce Miller, Debbie Teitelbaum, Diane Smith, Leslie Kaye, Dennis Weber, Anne Blazek (Estate Club Director) after discuss Gerald Severson was added to the EOC on a pool subcommittee

**Social Committee:** after discussion more member is best: Lynn Ballinger, Judy Orent, Bill Harrington, Pat Herr, Kevin Coble, Diane nelson, Dorren Herman, Courtney MacMillian, Leslie Kaye.

Eugene asked Jim Funk to report on the Estate Club family pass.

Jim gave a short report on how the program has functioned today. In summary, members were given Thanksgiving week, Christmas week, New Year week, and Spring break (4 weeks) for free family guests at the club. The owner must accompany the guests for the activity. These time periods are high travel times for families to visit Arizona. The program has been popular with some concerns for time periods guests visit outside of the chosen weeks.

Jim then presented the proposed family guest plan. 3 weeks allocated per property per year. Guests of the homeowner are free the week chosen by the homeowner. Homeowners must arrange in advance at the Estate Club desk. Homeowners who use tennis, pickleball, or after hour fitness must declare their guests in advance. Renters are only eligible with a year's lease on the rental property for this program.

Management will use the Club Automation package program to track use of this program.

Rick Brown was concerned that owners with more than one property would not have the full 3 weeks per year. Gary Lev requested that this topic be tabled until the Estate Club Operations committee review this policy. Eugene asked for further feedback on this topic to be taken back to the EOC committee. Carey Hyatt asked if the 3 weeks was in addition to the holiday weeks described. Jim stated the holiday week would not apply in this program. Carey stated it would be a reduction in free passes for members. Andy Orent addressed Rick's concern of the unfair nature for multiple property owners that in fact if the multiple properties were rented, they would have access to the program. Rick stated that use should not be in week block but should be provide as a number of days. Further many homeowners do not have direct family members and should be able to use them with friends. Gary Lev asked if there was a budget issue related to this program. David stated based upon the current program the change in the program would not affect guest revenue. The board tabled the discussion for the Estate Club Operations to review. Rick asked that this program be created prior to the new season fall 2024. Homeowner comments included concern if there were a limit on the number of guests that are allowed on a given day. The impact of staff with high guest usage. Member stated that family members should be categorized as owner including grandkids, all other should have to pay guest fee.

Jim Funk then provided update on the website. The website went live on April 1, 2024, management is working out kinks and adding information. The website was presented and displayed on the presentation screen. Various topics with the Live Here was discussed. Gainey realtors were displayed. Gary suggested that rather than preferred realtors it should be Gainey realtors. Eugene suggested that Security be in the initial external facing list due to its importance

to the community. Next the login portion of the club was reviewed. Jim spoke to the listing of information that is on each community site. Next the portal for the financials was reviewed. David logged in and provided information on the new financial portal and answered questions of homeowners. David stated that he will begin to roll out the financial portal program. Homeowner stated the site should have email to board members. Further discussion on expanding this program for in the future. Further information on the opening page security should be on the opening page. Other comments and suggestions by homeowners. Discussion on real estate focus of the external. Discussion that the external was focused on creating interest in Gainey Ranch while the internal was for members. The suggestion was to remove the view properties link from the opening page. Andy Orent mentioned that was not the goal, the goal was the front door to community who are looking for real estate. This is what has been created. Eugene suggested that the first should be the communities focus not real estate sales. Observation that the Gainey Ranch logo should be larger than the Scottsdale Living at its Best. Eugene thanked Jim for bringing the project to this stage and looks forward to further review as the website continues to develop.

The GRCA Board then took up the appeal by Chris Richgels of Greens 157 on an application to extend his backyard wall by 4 feet onto golf course property. The Greens Architectural reviewed and denied the application stating that expanding the backyard beyond the platted property line would create a precedent that would not be good for the Greens community.

Eugene asked for clarification on the appeal as to whether a homeowner must go before the MAC prior to coming to the board. Jim Funk explained the MAC guidelines provide the ability for a homeowner to appeal a satellite denial whether the MAC has met on the topic or not. Based on the comments by the Greens community Mr. Richgels choose to appeal to the GRCA Board on this issue.

Julie Leshay representing the Green community was asked to comment on the topic. Julie stated that the Greens stated based upon not having information on how the property would be acquired the Greens denied the application.

Chris Richgels was asked to comment on the application. Chris described the project of moving his backyard wall out by 4 feet onto golf course property. Chris stated he had spoken to the General Manager Garret Kriske who stated he did not have an issue with the expansion onto the golf course. Chris had the property surveyed and submitted as a part of the application. Chris stated moving the wall out would be unnoticeable from the golf course. The expansion area is currently all gravel and is not mowed or maintained by the golf course. The concern of the precedent mentioned by the Greens board, Chris could not talk to. Chris stated he has heard from Jim, other communities' homeowners have moved the backyard wall toward the golf course. Jim confirmed that some homeowners have moved the backyard wall out to the golf course property line.

Eugene stated that the Greens Board may not have a problem if all the information was provided. Julie discussed that all backyards' walls are inset and then come out within the community. Eugene asked if the golf course agreed with this proposal would that be sufficient. This would be a Green's board/MAC decision. Additional consideration would be other homeowners who may have similar requests.

Gary stated since the property is not currently owned by Mr. Richgels is there a financial agreement to purchase the property? Gary Lev a consideration could be a homeowner who has the financial ability approaches the golf course to purchase larger portion and what impact that would have on community. Rick stated past applications in the Legend a homeowner requested moving the backyard wall onto golf course to build a pool. The request was denied by the golf

course. Rick stated this is an entirely different situation and if a deal can be struck why do we care. Andy stated if Chris can legally buy the property the Greens may not have a concern. The board continued to debate the various aspects of this application. After some discussion Jim reminded the board that the issue before them was an appeal of the Greens decision, not an approval of the application with conditions. Julie stated that the current application should not be approved and based on the discussion. Mr. Richgels could bring forward a new application with remedies for the issues discussed. Rick suggested that the board override the Greens with conditions that Mr. Richgels would need to do all legal conditions at his expense. Andy stated generally we should not be overruling satellite decisions. Chris should obtain an agreement with the golf course and resubmit to Greens.

Julie stated that from a procedural process the board needs to determine the denial process and not provide other consideration in a sense providing an approval prior to the Greens involvement. The GRCA should not be instructing applicants on how to go about this process, but the GRCA board should be deciding on the appeal today.

Carey Hyatt stated that Julie is 100% correct and any agreement with conditions would be problematic. Homeowners in attendance expressed concern in changes to the Planned Unit Development based upon what homeowners are willing to spend.

Eugene stated this has been presented. Andy made a motion to deny the appeal based the applicant does not own the property. Rick suggested an amendment tabling the process until this can be resolved. Andy reminded all that all discussed should be reviewed by MAC not by the GRCA Board. The board voted on tabling the application and was defeated by a 3 to 2. The board then voted on the original amendment and that motion passed and the applicants request for appeal in denied.

Eugene then went to the homeowner's comments. Julie Leshay stated that there may be a better way to get homeowners to serve on committees. Eugene asked Jim what was sent out to the community asking for volunteers for committees. Jim stated two general emails were sent out with the committee listed asking for volunteers. Julie asked if this could be on the website, Jim will look into.

Stuart Stoloff asked that CPR classes be reinstated. Jim stated this could occur through two different approaches, the first using the American Heart Institute costing \$135 per student or through Anne who is qualified for \$50 per student with all revenue going to the Heart Institute. Eugene stated this topic was brought up at the President Council and was unanimous that this training should be reinstated. Eugene made motion to allow Anne to implement the course with the fees going back to the American Heart Association. The motion unanimously passed.

Eugene reported out on the Board on the Presidents Council meeting that occurred on April 10, 2024. There were 15 Presidents in attendance. There was a window efficiency presentation, water conservation discussion and, maintenance hour allocation review. Eugene asked each President to comment went around the table asking should GRCA be looking at outside maintenance services. The overwhelming comment was satisfaction with the services provided and the cost of those services. The GRCA should not be going out to outside contractors for the maintenance services discussed.

Additionally discussed was the Risk Insurance committee and that was well received.

Finally discussed was should a Director on the GRCA board also be on a satellite board? The majority thought that a Director on the GRCA board should be able to serve on a satellite board but should not be President of that board. Eugene stated this topic should go back to the Nomination committee for review and recommendation. Rick asked if term limits were discussed, and Eugene stated no due to the length of the meeting.

Gerard Severson expressed concern about the upkeep of the pool. Gary spoke and let Gerard know he would be addressing the issue in the Estate Club Operations committee and would have Gerard participate. Gerard also spoke of the problem with parents and kids being disrespectful and the lack of signage on rules within the pool. Herald spoke to the cleanliness of the spa. Jim discussed the spa and the old filter system and its inability to maintain the spa.

The Board went into Executive Session at 11:30am pursuant to A.R.S 33-1801. Section 3. The Board came out of Executive Session at 12:10pm.

The Board meeting was adjourned the April 11, 2024 meeting at 12:15pm