

**Council of Presidents Meeting Minutes
Wednesday April 10, 2024
Estate Club 1 p.m.**

Presidents at meeting

Eugene Kaulius	GRCA/Enclave II	Kevin McCord	Estates
Bill Harrington	North Meadow	Stuart Stoloff	North Meadow II
Kay Keck	Sunset Cove	Loras Prier	Oasis
Karen Huffstutter*	Enclave	Mark Shafer	Pavilions
Grant Helgeson	Golf Cottages	Vinny Sollitto	Golf Villas
Charles Page	Golf Villas III	Doug Phares	Arroyo Vista
Claudette Muller**	8989	Jamie Low	7400
Carol Richardson	The Legend	John Wallitschek	Greens

Jim Funk Executive Director
Randy DiCresce Design Consultant

Not attending

Jason Rio Courts
Ron Bowman Vaquero

- Karen Huffstutter for Joan Raskin
- ** by Zoom

Eugene Kaulius opened the Presidents Council meeting at 1pm thanking all members for attending. Eugene asked each member in attendance to state their name and the community they represent. Next the agenda, as attached, was highlighted and the Presidents were requested to add any other items and such items would be addressed at the end of the agenda.

Eugene requested Jim Funk to begin the agenda. Jim Funk began by introducing Randy DiCresce from the Arizona Window & Door Store. Randy was invited to the Presidents Council meeting to discuss energy efficient windows and the potential impact to the community. The presentation was in the President Council packet and elements were displayed on the video screen. Randy's presentation provided information on LoE windows, specifically referring to the Energy Star ratings system for new windows and the fact that Scottsdale had adopted the LoE-366 as a standard for all new window installations. Randy provided examples of windows of no energy efficiency, lowest energy efficiency LoE-366, mid-range energy efficiency, and finally high energy efficiency. With no energy efficiency the window was clear and no color hue was present, with the LoE-366 a green hue was present, with the LoE a darker green hue was present and finally with the highest efficiency a blue hue was present. Randy stated the current energy efficiency process requires coating during manufacturing of the glass and one company manufactures the majority of window glass for all the window installation companies. Further with the adoption of energy efficiency by Scottsdale and other cities windows without energy efficiency will become a thing of the past. Jim Funk

pointed out that as this happens GRCA MAC as well as satellite communities should modify their window standards allowing for energy efficient windows which will have a color hue. The presentation was well received by the Presidents who asked specific questions during the presentation.

Recommendation

The Presidents will await GRCA and MAC to provide guideline suggestions on LoE windows for the communities.

Jim Funk then referred to the 2023 Water use chart that was provided in the COP packet. In summary 2023 was a significant year for water conservation for Gainey Ranch, with nine communities reducing water use. Many communities are investing in water use reduction values and controllers and three communities have submitted to Scottsdale conservation program to modify areas from grass to landscape receiving significant cost sharing from Scottsdale. Jim stated there is much more to do but Gainey Ranch is on track to reduce landscape water use.

Recommendation

All communities manage their water usage.

The next agenda item was maintenance hour allocation. Jim referred to the documents provided which allowed all communities to compare their labor hour allocation against other Gainey Ranch communities. This conversation then moved to the request by a homeowner to have management seek outside management costs comparisons against the expense charged by GRCA to the satellites. It was pointed out that maintenance charges only cost of services with no profit included. Eugene then asked the Presidents to individually speak to their experience with maintenance. Without exception each community President stated their satisfaction with Heather and her team with services provided and the value of the cost of those services.

Recommendation

Management to continue to provide maintenance services at their cost and continue to implement best practices.

The next agenda topic was website upgrade. Jim provided the presentation screen the website, showing how to find topics, communities and services provided. Additionally, within the packet were detailed instructions on how to access the website member portal, how to access the Yardi portal to receive current financials and where minutes, memos, satellite directories can be found Jim stated he is still working on updating information as the new site has come online. A number of suggestions were made by the Presidents to continue to improve the website.

Recommendation

The Presidents are awaiting the full rollout of the site and will then give any recommendations to management.

The next agenda topic was 2024 GRCA capital projects. Jim provided a memo in the packet summarizing the projects that were proposed and approved by the GRCA Board of Directors at the March meeting.

The next agenda item was the Insurance Risk Committee. Jim explained a new committee was recommended and approved by the GRCA Board that will look into insurance primarily within condominiums. Insurance premiums have increased substantially in the last few years due to nationwide insurance claim events and specific losses within condominiums. The focus of the committee is to determine if there are opportunities to combine coverage between satellite communities to reduce the premium cost by community. It is understood each community has its loss experience which may prevent sharing of property insurance policies between communities.

Recommendation

The Presidents look forward to any improvements that can be made in this area, particularly in the condo communities.

New Business was discussed, and Eugene Kaulius specifically discussed the comments received following the GRCA annual meeting stating members of a satellite board should not also be on the GRCA Board. The discussion by the majority of Presidents was member of satellite boards should be allowed and encouraged to run for and serve on the master GRCA Board. The majority of Presidents in a non-binding vote called by Eugene Kaulius, stated that once a satellite board member is elected to the GRCA Board they should not be President of their local satellite board but can stay on the satellite board.

Recommendation

That the board consider this change.

Based upon time commitment the Council of Presidents meeting was adjourned at 3pm with no further discussion of new business items. Within the packet the Presidents received the code of conduct for Boards, the Arizona Open Meeting law, both provided by the GRCA attorney and the code of conduct for members when using the Estate Club or other GRCA services.