

Council of President Meeting Minutes

Wednesday October 30, 2024

Estate Club 3:30pm

Presidents at meeting

Eugene Kaulius	GRCA/Enclave II	Bob Wilson	Estates
Claudette Muller	8989	Carol Richardson	Legend
Kay Keck	Sunset Cove	John Wallitschek	Greens
Frank Boyd	Golf Cottages	Joan Raskin	Enclave
Charles Page	G Villas III	Jamie Low	7400
Stuart Stoloff	N Meadow II	Loras Prier	Oasis
Mark Schafer	Pavilions		

By Zoom

Bill Harrington	N Meadow
Ron Bowman	Vaquero
Vinny Sollitto	Golf Villas

Not Attending

Doug Phares	Arroyo Vista
Jason Rio	Courts

Agenda attached.

Eugene Kaulius welcomed all to the meeting and went around the room asking everyone to introduce themselves including those on the Zoom call.

Eugene Kaulius then introduced Michael Hunter the new GRCA Controller and welcomed Michael to the team.

Website Update

Eugene asked Jim Funk to update the committee on the new GRCA website. Jim reminded everyone the site came online in February 2024 and since that time photos have updated along with community information. Jim reminded all that the website now provides CCR's, Bylaw, Rules, Minutes, Memos, Reports, with Community Directory and Financial links. The Estate Club calendar is on the website and is continually updated through the Club Automation software. A member asked about security of the financial, minutes and directories. Jim explained the website opens up to a format promoting Gainey Ranch which anyone can access. To access minutes, financial links, directory's a member must sign in with Club Automation username and password. Further the directories and financial information requires unique username and password to access, which protects sensitive information access.

Capital Project Update

Jim referred to the handout that provides projects that were funded in 2024. During the 2024 March meeting the GRCA Board approved up to \$220,000 spent on a list of approved capital expenditures. Projects such as admin signage, Estate Club pool landscaping improvements, maintenance water conservation landscape changes, security camera and speed control systems were all part of the 2024 expenditures.

September 2024 Financials

Michael Hunter discussed the September financials were discussed recognizing the operating fund is over budget by \$69,000 (2.5%) due to increases in utilities, repairs and maintenance due to excessive heat and storms. Jim Funk discussed the 2024 benefit renewal plan that saw a 33% increase.

Due to the large increase the benefit plan was taken back to market.

A better plan for employees with lesser deductibles plus the increase was lowered to 15%, which was within the 2024 budget.

Finally, it was noted that the 2024 budget payroll was within budget for 2024.

The balance sheet operating fund balance is \$ 348,462, the reserve fund balance is \$349,389 and the capital fund is \$ 692,318. For total GRCA available cash of \$1,390,169. The reserve fund and capital fund year to date summaries were reviewed by Michael with the note that the enhancement fee is strong with 73 sales resulting in a projected \$720,000 revenue. Further, with the strong capital fund, management is recommending \$200,000 be transferred to the Reserve Fund, invested in CDs to place the reserve fund in a strong position. With the recommended \$200,000 transfer of funds the reserve would move from 21%-time level funding to 33%-time level funding, which is in line with the Finance Committee recommendations. There was general support for this recommendation.

2025 projected budget.

Michael discussed the budget planning including increases to utilities allocations that were an issue in 2024. The operating budget payroll is budgeted at a 3% overall increase with significant increases in the volatile expenses. This results in a \$10 or 3% per month increase in the homeowner GRCA monthly assessment. Additionally, a \$ 3.50 or 1% increase in the homeowner GRCA monthly assessment was a result of the elimination of Estate Club court fees and the change to the guest fee policies.

Michael discussed the operating fund and the recommendation to increase the operating fund to maintain pace with inflation. The management recommendation of \$5.00 per member per month was discussed, the Finance Committee after much discussion recommended a \$3 per member per month or 1% to approximately cover the operating deficit. A total GRCA 2024 assessment increase of \$17 per member per month.

State of the Ranch

Jim Funk discussed the focus on transparency by the Gainey Ranch homeowners. The website providing current meeting minutes, memos and reports helps meet this goal. Additionally, members may now access the Yardi accounting system to receive satellite and GRCA financials on a timely basis. Jim noted that while good strides have been made it is clear that many homeowners do not take advantage of the new systems. The consensus of the Presidents that most homeowners want to enjoy their home, want Gainey Ranch to maintain property values, and expect reasonable increases in the assessment to meet these goals. The Presidents encourage regular communications affirming the information available on line to them and include updates on the Gainey

The current 2024 water report was reviewed with no surprise increase in water use in 2024. The summer of 2024 had the hottest June ever recorded in Phoenix, the second hottest recorded in July and August. The hottest monsoon season ever recorded. There were 113 days with triple digit highs breaking the previous record of 76 days. Overall, the average temperature was up by 2 degrees over previous years. Jim Funk discussed the focus on Gainey Ranch planting as the inability to cool down in the evenings is causing stress to trees and other vegetation. Jim has been talking with landscape consultants related to the process to maintain the vegetation, with the high temperatures.

The meeting wrapped up with a short discussion by members of the Council of the concern that maintenance may need to increase staff to maintain the community in the future.

The President Council adjourned at 5:05pm.

