

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
EXECUTIVE SESSION
November 7, 2024**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, November 7, 2024, at 9:00 a.m. at the Daniel C. Gainney Estate Club, Scottsdale, Arizona.

Board members present.

Eugene Kaulius
Gary Lev
Richard Brown
Andy Orent
Carey Hyatt

Jim Funk, Michael Hunter, and Monika Goodwin were present by invitation.

- 1) President Eugene Kaulius called the meeting to order at 9:06 am. Proof of Notice of the meeting from Monika was entered into the record.
- 2) Eugene moved to approve the minutes of the September 12, 2024, but a motion to amend the minutes was made by Rick Brown to reflect the addition of the statute for the Executive Session conducted that day; A.R.S. § 33-1804(A)(3).

Action: The minutes were unanimously approved as amended.

Jim Funk gave an update on the new equipment and speakers being used to conduct this and future meetings in the Estate Club.

- 3) Michael Hunter reviewed current and future budget numbers from the provided documents and schedules (the Balance sheets/Operating fund/Reserves/Capital Fund as of 9/30/2024. Jim Funk and Eugene Kaulius presented a review of the Financial Committee meeting on 10/29/2024 and the Presidents Council meeting on 10/30/24.

Discussion ensued regarding the information that is available on the new Gainney Ranch website, including the classes available to help homeowners access the information. Andy Orent made a plea to all homeowners to go to the website and use it and ask for help if you need it. The website can be found at GainneyRanchCA.com

- 4) Michael Hunter reviewed the 2025 Operating Budget, the 2025 Master Budget Reserves, the 2025 Capital Budget, and the 2025 Satellite Maintenance allocation.

Action: Eugene Kaulius moved to approve the 2025 budget and Gary Lev seconded the motion. After discussion, the motion was approved unanimously.

- 9) Skipped to this agenda item next -- Homeowners comments

A homeowner brought forward a concern about noise generated at the Estate Club. The members home backs up to the Estate Club pool. The complaint included water aerobics, general activity at the pool, and music for events at the Estate Club. Overall significant noise and disruption issues from activities being conducted at the Estate Club, most recently a wedding at the Estate Club. Other homeowners discussed the importance of activity whether at the pool or within the Club.

Gary Lev the Estate Club Operating Committee Chair added to the discussion and agreed to review with the EOC committee and bring back recommendations for approval by the GRCA. Andy Orent added to the discussion regarding the new code of conduct that has been implemented.

Several action items were suggested for the ECOC to consider addressing the noise and disruptive behavior problems at the Estate Club. Jim Funk will review potential actions to address these issues at the Estate Club.

Suggestions for the EOC to consider the following items.

- No more weddings or similar large events at the Estate Club
- Require private party hosts to hire their own private security.
- Review by Jim Funk of the GRCA rules for the possibility of adding quiet hours and the ability to impose fines.

5) Jim Funk summarized the Executive Search efforts thus far for his replacement upon his retirement next year. A Search Committee has been formed and approved by the Board made up of two homeowners; Barry Tally and Bill Harrington.

6) Jim Funk reviewed the status of current capital projects – the speed program and the remote cameras. Discussion ensued with homeowner comments.

7) Jim Funk reviewed the Communication Consultants Cable proposal.

Action: Andy Orent suggested the proposal be reviewed by our lawyer, Beth Mulcahey, and if she sees no issues, treat it as approved. Rick Brown moved to seek out legal review first and bring the results of that review back to the Board for approval of the proposal. Gary Lev seconded the motion. No further discussion was had and the motion passed unanimously.

8) Jim Funk asked the Board for input on his suggested Board meeting dates for 2025. No problems with the dates were voiced by the Board.

A homeowner raised a gate security concern where uber drivers are bringing homeowners into the community. In this specific situation the homeowner declares the destination, but there is no verification of the homeowner. Jim Funk addressed the issue raised and discussed options the Director of Security is investigating to upgrade the equipment to allow for driver license identification.

Eugene Kaulius adjourned the open meeting at 11:25 am.

No Executive Session was needed pursuant to A.R.S. § 33-1804(A)(2) as listed on the agenda.