

Notice of Candidates Night

Gainey Ranch Homeowners

The purpose of this communication is to update homeowners on the upcoming Candidates Night on January 30, 2025, 5pm at the Estates Club.

There are four candidates running for two Director positions on the GRCA Board of Directors.

The candidate's night will start promptly at 5pm and is scheduled for 1 ½ hour.

The candidate's night will be available by Zoom; management will send out the credentials along with BIOs prior to the meeting.

The Nomination committee has met and is in the process of reviewing questions that will be asked of each candidate.

No questions will be allowed from the floor during the Candidates Night meeting.

The structure of the meeting will be an introduction to candidates, what community they live in and number of years on the Ranch.

The Nomination committee moderator will ask all questions.

All questions will be provided to candidates in advance.

Homeowners may submit questions for consideration by the Nomination committee by sending to GRCA@gaineyranchca.com prior to January 22, 2025.

The GRCA Members Annual meeting is scheduled for February 26, 2025, at 6pm at the Estate Club.

The notice of the meeting and the election ballot will be mailed and emailed to all homeowners the first week of February.

The Candidates who will be on the ballot.

Richard Brown	The Legend
Jamie Low	7400
Andy Orent	The Legend
David Rathbun	The Legend

The resumes are attached to this document.

GRCA Management

RICHARD I. BROWN
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November 30, 2024

Gainey Ranch Community Association
7720 E Gainey Ranch Rd.
Scottsdale, AZ 85258
GRCA@gaineyranchca.com

Re: GRCA Board of Directors

Dear Jim:

I am submitting my name for consideration for election to the Gainey Ranch Community Association Board of Directors.

I was a part-time resident of the Gainey Ranch community starting 2003 after purchasing a home in Arroyo Vista located on Arroyo 7. In 2013, I moved to The Legend and am now living on Lakes 7. In mid-2016, I became a resident of Arizona and live here on the Ranch full-time.

Although I was born in Chicago, I grew up in Billings, Montana. I moved to Denver, Colorado in 1967 to attend the University of Denver, graduating with a BSBA (Accounting) in 1971. Upon graduation, I immediately attended the University of Denver Law School and received my JD degree in February, 1974.

Following my admission to the Colorado Bar in May, 1974, I immediately began to practice law at a boutique real estate and finance law firm where I remained for 38 years. In addition to my admission to the Colorado bar, I am admitted to the U.S. District Courts in Colorado and Northern California, the U.S. Court of Appeals (10th Circuit), the U.S. Tax Court, and the U.S. Supreme Court. I chaired the firm's litigation practice for 33 years and served as its Managing Director from 2002-2012 at which time I resigned from the firm then bearing my name - Lottner Rubin Fishman Brown & Saul, P.C. - to work for a client as President and Chief Operating Officer of a family office where I remained for the 5 years prior to my full-time relocation to Scottsdale. I continue to provide part-time real estate advisory and consulting services although otherwise retired.

During the years that I actively practiced law, my emphasis was in real estate, business and commercial litigation - as well as transactional real estate. Our firm was recognized as one

of Colorado's leading experts in real estate development and financing. I personally represented many local and national real estate developers in major litigation involving all aspects of their business relationships, contract interpretation, covenants, declarations, deed restrictions, financing, construction defects and securities litigation. Our firm was integrally involved in the formation and development of numerous residential master plan communities, condominium and townhouse projects and commercial developments. I personally represented several of the largest residential homeowner association management companies representing 100's of HOAs and 1000's of owners. I often lectured on condominium association law.

Throughout my legal career, I maintained an AV rating from Martindale- Hubbell, representing the highest ethical and legal ability rating given. For the last 6 years of my active legal practice, I was named to the "Top Attorneys in Colorado" and received the "SuperLawyer" designation in both Colorado and in the U.S. edition from 2007-2012 in the field of Business and Commercial Litigation.

While in Denver, I served as a Director of the Rose Hospital Foundation, AMC Cancer Research, and Green Gables Country Club boards. I also served for 8 years as a Director and 4 years as Secretary of the Gainey Ranch Golf Club MGA Board.

I was elected to the GRCA Board in 2022 and have served as Secretary and now Treasurer. I chaired the Estate Club Operations Committee last year and have served on the Finance Committee for 2 years. I am also a Director of The Legend community.

If you and/or the nominating committee of the GRCA Board would like any further information, please let me know.

Sincerely,

Richard I. Brown



Jamie Low

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Scottsdale, AZ 85258
480-518-5989
jsljlw@gmail.com

Jamie Low has been a member of the Gainey Ranch Golf Club since 1991. She has lived at 7400 since 2017.

Jamie Low has worked in the insurance industry since 1977. She has worked on both the company and agency/brokerage sides. She started with St. Paul Insurance Companies (Currently Travelers Insurance Company) as an underwriter and underwriting manager. Jamie then worked for Willis, an international insurance brokerage firm, (Currently Willis Towers Watson) as an account executive and vice president of marketing. Jamie owned and managed Low & Johnson, Inc., an independent insurance agency/brokerage she formed in 1999 and sold in 2018. Jamie also formed and operated Captive Insurance Managers of Phoenix, LLC, a captive management firm from 2005 to 2008. She has been on the captive board for Honda N.A. since 2010. She has testified as an expert on insurance related issues.

Currently, she and her husband Mike Low own Arizona Captive Boards and act as the Arizona Resident board members for over 30 Captive Insurance Companies.

Jamie has served as the President of the Independent Agents Association and as President of the Arizona Captive Insurance Association. Jamie has sat on the executive board of the Arizona Small Business Association (ASBA). She has served on the executive committee with Greater Phoenix SCORE as their Director of Education. Jamie holds a degree in Business Management. She received her Chartered Property & Casualty Underwriter (CPCU) designation in 1988 and her Certified Insurance Counselor (CIC) designation in 1997. She has sat on the board of 7400 Gainey Club Dr. Condo Association. Jamie Low is certified as a Mediator by the Institute for Conflict Management, Santa Monica, CA.

Jamie's Goal for GRMA: Keep Gainey well maintained, consistent with approved budgets and common sense regulations, to help increase value for both condo and single family home owners. Facilitate the ability of the Condo unit owners to update and improve their properties.

Andy Orent

With a career spanning 36 years in the technology industry, I've held various senior leadership positions with prominent global companies such as NCR, HP, Oracle, and Hyosung. My experience includes managing businesses that provided technology solutions to the financial services and banking industry worldwide.

In these roles, I've held senior positions in product and industry marketing, sales, sales management, and general management. I've been responsible for several businesses with annual revenues ranging from \$200 million to \$600 million. My extensive travels in these roles have allowed me to interact with people from diverse nationalities, cultures, and business environments.

Additionally, I have significant experience working with the press and have actively participated in advisory, industry, and customer-focused boards to gain a deeper understanding of our customers' needs and preferences.

Before joining the GRCA Master Board two years ago, I served as a board member on "The Legend" HOA for four years, holding the positions of Vice President and Treasurer. During my tenure, I was instrumental in automating our neighborhood communications, implementing a competitive bidding process for Legend projects, and planning and executing a significant complex wall repair project. As a former board member, I'm proud of the ongoing success of The Legend as a popular, beautiful, and well-managed neighborhood with excellent financial stability.

Currently, I hold the position of Vice President on the GRCA Master Board and chair the MAC, Communications, and Technology Committees.

I'm proud of the significant improvements we've implemented to enhance communication and technology within the GRCA community. These improvements include:

- Club Automation: Enhanced user-friendliness, including the integration of text messaging.
- Creation of a Unique Estate Club email address formatted for mobile phone readability.
- Revamped GRCA Website: Internal and External Focus, a simplified design, and increased information availability.
- Dramatic Improvement in Audio and Video Quality for Online Zoom meetings.
- Installation of Video signage at the Estate Club Entrance that enhances communication by sharing estate club news and events.

Additionally, I've collaborated with other committees on various initiatives, including revising the guest policy and outside tennis member program, eliminating all court fees, and updating the Estate Club Code of Conduct to ensure our residents can fully appreciate our amenities.

My wife, Judy, and I have been homeowners in The Legend at Gainey Ranch since 2012. We actively participate in Legend and GRCA Community events. We have two grown daughters and two grandsons. Many of you may recognize me from the Gainey Ranch Tech Classes I've conducted over the years, as well as the Pickleball for the Cure event my wife and I jointly chaired.

I grew up in New York, just outside New York City. I earned an accounting degree from Indiana University's Kelley School of Business.



David G. Rathbun

Legend #41

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Greetings,

Please consider me for GRCA Director in the 2025 election.

As the Gainey Ranch community evolves, we must embrace change while keeping the traditional spirit of Gainey alive. I am newly moved into Legend (May '24), and formerly in Golf Cottages ('14 - '20).

I am a business founder and have held senior leadership roles at companies such as Poppulo, ADP, UKG, and IBM where I lead teams and consistently exceeded sales and P&L goals.

Prior board experience includes:

- Board participant, Golf Cottages at Gainey Ranch
- Board Member Eagles Nest Community, Silverthorne Colorado 2002 - 2004
- Colorado Software and Internet Association 2000 - 2004

I am excited about the opportunity to help!

Sincerely,

David G. Rathbun