

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS**

July 31, 2025

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, July 31, 2025, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members are present.

Eugene Kaulius
Gary Lev by Zoom
Jamie Low
Andy Orent
Carey Hyatt

Management Present

Michael Hunter	Executive Director
Sandy Demri	Controller
Heather Anderson	Director
Mike Anderson	Director Security
Jim Funk	Consultant

1) Call to Order – Proof of Notice

President Eugene Kaulius called the meeting to order at 9:00 am. Proof of Notice of the meeting was entered into the record. Eugene Kaulius started by welcoming everyone.

2) Approval of Minutes

Eugene addressed the minutes of May 2, 2025, Carey Hyatt moved to approve, and Gary Lev seconded the motion.

Action: The minutes were unanimously approved.

3) Financial Report (YTD June 2025)

Sandy Demri discussed the balance sheets/capital funds/reserve funds as of June 30, 2025. Sandy answered questions from the Board and questions posed by individual homeowners. Michael Hunter added some information regarding some budget savings.

4) Cable/Broadband Update

Jim Funk presented background information on the pending proposals to bring fiber optics to all residents of Gainey Ranch. Michael Hunter summarized construction plans once the provider is chosen by the Board. Jim Funk, Michael Hunter, and Andy Orent answered questions from various homeowners. Andy moved to approve the Cox proposal to become the new fiber optic provider for Gainey Ranch. Jamie Low seconded the motion.

Action: The motion to approve the Cox fiber optic proposal was unanimously approved.

5) Employee Health Care Renewal

Michael Hunter presented proposals from both Aetna and United Health Care. Jamie Low moved to approve the proposal from Aetna for Health Care for Gainey Employees. Gary Lev seconded the motion.

Action: The motion was approved unanimously.

6) Capital Projects

Michael Hunter summarized the current and committed project spending and updated the Board on the progress of current projects of the total of \$251,000 approved by the Board for this year. Pictures of the progress being made on the Estate Club and Admin building were included in the presentation. Comments were taken from the homeowners present. Michael Hunter presented information on three projects: 1) shades for the Estate Club patio – one or two at approximately \$7,000.00 each; 2) installation of more security cameras around the perimeter and gates of the Estate Club at approximately \$500.00 each for a total of approximately \$12,000.00; 3) installation of a built-in BBQ on the patio in the approximate area of the current location of the ping pong tables at approximately \$60,000.00. Feedback was received from various homeowners. Andy Orent moved to approve the first two projects and table the BBQ project for further research. Jamie Low seconded the motion.

Action: The motion to approve the first two projects (screens and security cameras) was unanimously approved. The BBQ project was tabled.

Agenda item 9) was taken out of order so the presenters could leave for other commitments.

9) Blue Zones

Jamie Low introduced and thanked presenters Kathy Murphy and Jill Galinsky, who are Blue Zone Committee members. The Blue Zone project was explained, along with the progress within Gainey Ranch. Discussion ensued with input from the Board and several homeowners, including additional BZ Committee member Dr. Stuart Stoloff from the perspective of his medical experience. Jamie Low moved to approve the Gainey Ranch Community Association as a Blue Zone community. Andy Orent seconded the motion.

Action: The motion was unanimously approved.

7) Dog Leash Policy

Michael Hunter presented background information on the issue, including the results of the community-wide survey (200 responses, one per household, were received), information on particular incidents that had occurred on the lawn and patio, along with

the legal opinion received from the GRCA attorney. A lengthy discussion ensued with input from several homeowners. Eugene Kaulius moved to table the issue for 90 days. Gary Lev seconded the motion. The motion failed with Gary Lev, Jamie Low, Andy Orent, and Carey Hyatt voting no and Eugene Kaulius voting yes. Carey Hyatt moved to institute a dog leash policy for the Gainey Ranch community. Andy Orent seconded the motion.

Action: The motion carried with Andy Orent, Jamie Low, and Carey Hyatt voting yes and Gary Lev and Eugene Kaulius voting no.

Carey Hyatt volunteered to work with Gary Lev and Anne Blazek to draft the wording of the dog leash policy, based upon based upon Maricopa County Ordinance #13, Section 7(d).

8) Adaptive Health

Heather Anderson gave a presentation on the progress of the work by Adaptive Health.

9) Blue Zones (presented earlier in the meeting)

10) New Phone System

Michael Hunter provided an update regarding the new GRCA phone system.

11) Homeowner Comments

No written homeowner comments were received for the meeting.

Open meeting adjourned at 12:45 p.m.

The Board closed out of open session and reassembled at 12:50 p.m. to discuss some personnel issues regarding Gainey Ranch staff pursuant to A.R.S. § 33-1804(A)(4).

Executive Session adjourned at 1:40 p.m.

Minutes prepared by Secretary Carey Hyatt