

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

May 2, 2025

A Board of Directors meeting of the Gainney Ranch Community Association was held Friday, May 2, 2025, at 9:00 a.m. at the Daniel C. Gainney 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 and inviting Michael to introduce, Vanessa Hatcher the new Admin Receptionist.

2) Approval of Minutes

Eugene addressed the minutes of March 20, 2025, Jamie Low moved to approve and Andy Orent seconded the motion.

Action: The minutes were unanimously approved.

3) Financial Report (Balance Sheet/Income Statement/Reserve Fund/Capital)

Eugene requested that Sandy Demri to present the March 31, 2025 financial report. Operating Expenses are slightly over-budget, but that is a fluid situation and will be made up over the course of the rest of the year. Michael added that management performs on-going checks of expenses measured against the budget. Michael also provided an update on the road collapse and repair.

4) Adaptive Plant Health Report

Heather Anderson provided a report on the progress of the Adaptive Plant Health Solutions evaluation. Adaptive in performing an 8 week survey of the GRCA landscape and will continue to engage in testing of the soils in various GRCA areas, the results of

which will be communicated to the community. Several homeowners asked questions regarding the sources of water for GRCA and the plan with regard to native plants. Jim Funk added to the discussion and explained the role of Adaptive as an evaluation company, which does not perform the landscaping recommendations, but instead teaches the landscape crews to perform the recommended measures.

5) Blue Zone

Jamie Low provides an introduction and explanation of the Blue Zone Project and the efforts necessary for Gainey Ranch to become a Blue Zone community. The preliminary committee of homeowners working on this project have asked for approval from the board to move forward with this effort. Discussion ensued with several homeowners, including members of the informal committee working on the Blue Zone effort, made comments and asked questions. Eugene asked about the application process and the structure of the process of becoming a Blue Zone. Andy moved to have the Board approve the formation of a Blue Zone Committee and have the Committee circle back with the board at our next meeting, to specifically document what they were asking us to approve. Carey Hyatt seconded the motion.

Action: The motion was approved unanimously.

6) Dog Park Discussion

Eugene asked Michael to give some background on the issue regarding dogs on the Great Lawn of the Estate Club. Michael provided a summary of the issue, which Admin is exploring various alternatives to resolve it. Prior to the discussion and feedback from the homeowners regarding the issue, Jamie moved for Board approval to form a committee to explore all of the alternatives and bring their recommendations to the Board. Eugene seconded the motion. A very lively discussion ensued. Numerous comments and personal stories regarding the issue were presented from both sides of the issue. Andy repeatedly reminded the homeowners that no decisions have been made regarding the resolution of the issue and that rumors to that effect are unfounded. Michael attempted to correct some of the misconceptions. After a lengthy discussion period, Eugene called for a vote on the motion. Eugene, Gary, Carey and Jamie voted in favor and Andy opposed the motion.

Action: The motion was approved 4 to 1.

7) Capital Projects

Michael presented Admin's "wish list" of projects for the coming year covering areas of Landscaping, Security, Estate Club, and Administration. The list was highlighted with those projects deemed high priority, with costs totalling \$251,400.00. Discussion ensued. Gary Lev moved for the Board to approve the high priority projects highlighted on the list valued at a cost of \$251,400.00. Jamie Low seconded.

Action: The motion was approved unanimously.

8) Committees

Michael presented the Board with a list of the proposed Committee membership for the coming year. Andy moved to approve the list. Jamie seconded the motion, adding the request that the list of Committees and their Chairs be listed on the website. Jamie also indicated that she wanted to add a Q & A section to the website under the Risk and Insurance Committee.

Action: The motion was approved unanimously.

9) Update on Road and Costs

This issue was addressed earlier in the meeting during the presentation on the Financial Report.

10) Cable/Broadband Proposals

Michael presented an update regarding the three proposals received for the installation of Broadband. Andy added information for the homeowners. Discussion ensued with questions from homeowners. A decision is approaching, but not yet ready for a vote. Once the bids are received, they will be distributed to the Board.

11) Homeowner Comments

No written homeowner comments were received for the meeting. A couple of homeowner comments on general topics were received and presented orally.

Open meeting adjourned at 11:15 a.m.

The Board closed out of open session at 11:15 am and reassembled at 11:25 a.m. to discuss some personnel issues regarding Gainey Ranch staff pursuant to A.R.S. § 33-1804(A)(4).

Executive Session adjourned at 12:03 p.m.