

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

January 23, 2025

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, 23, 2025, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members are present.

Eugene Kaulius
Gary Lev
Richard Brown
Andy Orent By Zoom
Carey Hyatt

Management Present

Jim Funk	Executive Director
Michael Hunter	Controller
Sandy Driml	Controller
Monika Goodwin	Administration
Anne Blazed	Director EC
Mike Anderson	Director Security

President Eugene Kaulius called the meeting to order at 9:06 am. Proof of Notice of the meeting was entered into the record.

Eugene Kaulius started by welcoming and asking Sandy Demri to tell everyone a little about herself. Sandy is a native of Arizona, receiving her degree in finance at ASU, started her career in banking, controller of private business, and finally controller of Camelback Association before coming to Gainey Ranch. Sandy is the controller for Gainey Ranch replacing Michael Hunter as he assumes the Executive Director position in February 2025.

Eugene moved to approve the minutes of November 7, 2024, with a motion made by Rick Brown to have the minutes signed.

Action: The minutes were unanimously approved as amended.

Eugene requested that Carey Hyatt provide the Nominating committee report. Carey started by stating the Nomination Committee provided recommended changes to the Nomination Committee guidelines with were met with numerous comments from Board members. Based upon those comments the Nominating Committee is scheduled to meet again to review and provide a new document. Carey made a motion to table the report until the new guidelines are provided. Rick Brown commented on a number of topics within the report. Gary Lev seconded the motion to table the report and the motion passed with 4 approvals and one Director abstaining.

The Board then requested Sandy Demri to present the 2024 financial report. Sandy discussed the balance sheet \$410,000 operating fund balance, \$604,000 reserve fund balance and the \$600,000 capital fund balance. Sandy noted that the year over year comparison the combined fund balances increased from 1.262 million to 1.616 million. This increase is represented in the reserve fund which is at 30% full time level funding

as recommended by the 2024 finance committee. Further that the capital fund remains strong as well, with current enhancement fees in January exceeding \$70,000. The preliminary financial statements show a net loss of \$98,000 representing a 2% of total budgeted operating revenue. The factors contributing to the net loss were the uncontrollable cost of utilities and insurance. The controllable expense of staff wages was under budget for 2024. The board discussed the allocation of surplus cash is of importance to maintaining a strong financial position..

Gary Lev was then asked to provide a Estate Club Committee update. Gary discussed guest fee policies that have been adopted. Each home will receive 12 guest passes which will allow up to 4 guests per pass. This will allow homeowners to choose when to use passes for their friends and family. Additionally, the Estate Club Director will continue to provide free activity at the Club for certain days during the Thanksgiving, Christmas and New Year holidays. The specific days each year will be determined by the Estate Club Director. Gary then spoke to the policy that requires all homeowners and guests to sign a liability release prior to use of the Club. This policy is important and has been well received by homeowners. Gary stated the Estate Club Director has established lane swimming time periods and general pool activity periods to address the need for more control at the pool.

Jim Funk discussed the impact of the number of days over 100 degrees and the number of days over 110 degrees and the need to focus on impact to mature trees, landscaping and soil composition. Within the packet were general information on tree health and a proposal by CVG Diversified Services to create a report the reviews reducing tree and plant mortality, enhancing water management practices, lowering ambient temperature through landscape strategies, plant disease transmission, and reducing trimming requirements. The Board stated this was a welcome approach to the impact that heat may be having on the trees and plants on the Ranch. Jim stated a report would take a few months to complete and would be approximately \$6000-\$8000. The board made a motion to adopt this plan, during discussion a homeowner stated management should review the services available through the local universities before using a private contractor. The board approved the moving forward with this project after reviewing whether universities outreach programs could fill this need and determine if there were any additional bids that could be obtained.

Jim Funk and Mike Anderson the reported-on Security committee projects funded by the GRCA.

Camera Systems – the entry camera systems at 11 community entries have been updated. The camera systems are a deterrent to crime that were installed in 2009 and needed to be replaced. Additionally, a new dual camera has been installed in the North Meadow and North Meadow II location where people have come across the walls from the church parking lot. The two cameras provide a grid that is alerted if someone were to climb over the wall. The alert is sent through Verizon broadband back to the West gate to allow for response from security personnel. During 2024 GRCA and the Scottsdale policing department entered into an agreement that allows the police command center to use Gainey camera to view activity and provide appropriate response. All of the above initiatives provide a deterrent to crime.

Community Access Systems – Management working with the Estates Community has replaced the access system at the Estates Community with better technology. The new system allows homeowners on their smart phone to be notified when a guest is requesting entry to the community and allowing the homeowner to grant that access. Further the system allows homeowners to create a entry link they can provide to family members through smart phones providing access to the community.

The new access system allows security at the West Gate to see who is requesting entry, allow for conversation to ensure homeowner has authorized prior to entry.

The new driver license scanner has been installed at the East, West and North gates which allow security personnel to document entry into the community. This policy is under review and this program will be rolling out soon.

The board reviewed the documents for the upcoming February 26, 2025 members Annual meeting. Rick Brown had one change stating that he was stepping down and would not be running for Directors position in 2025. The board noted that the electors to count the ballots were the same as last year and directed the board to put out an email to see if anyone else would like to participate. Other than the changes as listed the election documents for 2025 were adopted.

The board closed out of open session at 12:30pm to discuss the bonus program for Gainey Ranch staff and the Executive Director transition pursuant to A.R.S. § 33-1804(A)(2) as listed on the agenda. The GRCA Board at 1pm continued the executive session meeting to Monday January 27, 2025 1pm at the Estate Club.