

ESTATES AT GAINNEY RANCH – BOARD MEETING

TUESDAY, April 28, 2026

10:00 AM at Bob Wilson's House

Attending: Bob Wilson, President, Kevin McCord, VP and Doug Dewar, Treasurer.

ITEMS FOR DISCUSSION:

- A. **REVIEWED 2026 ESTATES BUDGET:** Sandi Driml had provided the Board with a draft budget for the new year, which had been approved at the board's December meeting and confirmed at our Annual Meeting. We projected a \$4,502.00 increase to our Reserves at year-end 2026, to \$55,188.02. It was noted that there was an error on the Annual Meeting minutes which incorrectly stated that we had \$250,000 in operating cash, which has been corrected in the GRCA minutes.
- B. **FOLLOW UP MATTERS:** The Board reviewed several matters discussed at the Annual meeting and it agreed that Bob Wilson would follow up with Julia and GRCA management about obtaining a report on Estates fire hydrant flushing, home sprinkler testing and requesting management provide the Board with a useful life assessment of the Estates entry gate, and obtain an estimate on potential replacement costs.
- C. **Board Composition:** The Board will rotate the Presidency, as follows: Bob Wilson will complete his six-month term 4/30/26; Doug Dewar will serve from 5/1/26 to 10/31/26; and Kevin McCord from 11/1/26 to 4/30/27. Bob Wilson will confirm the Board titles to Julia Holland and management.
- D. **Miscellaneous items:** The Board requested an update on the Arizona State community association law, regarding overturning or modifying the restrictions in the *Kalway v. Calabria Ranch* case, which reduced an HOA's ability to restrict rental periods on real property.
- E. **SECURITY CONCERNS:** Several Estates residents expressed concerns about part-time Amazon drivers not correctly delivering packages and middle of the night calls to open the Estates entry gate. Kevin was to attend the Security Committee meeting later that day, and will represent our concerns to Mike Anderson and the Committee. Additionally, it was agreed to ask GRCA management to change the passcode on the pedestrian gate which has not been changed in years.
- F. Bob Wilson will notify Julia about the rotation of the board.

The meeting was adjourned at 11:30 AM.

Submitted: R.S. Wilson, acting Secretary.