

**Gainey Ranch Community Association
Board of Directors Meeting Minutes**

Date: January 23, 2026

Time: 9:02 AM

Location: Estate Club, Scottsdale, Arizona

Board Members Present

Eugene Kaulius, President
Andy Orent, Vice President
Gary Lev, Treasurer
Carey Hyatt, Secretary
Jamie Low, Director

Management Present

Julia Holland, Executive Director
Sandi Driml, Controller
Heather Anderson, Director of Maintenance
Anne Blazed, Estate Club Director
Mike Anderson, Director of Security

1. Call to Order & Proof of Notice

President Eugene Kaulius called the meeting to order at 9:02 AM. Proof of notice of the meeting was entered into the record.

2. Approval of Previous Meeting Minutes

Gary Lev moved to approve the minutes of November 6, 2025, as amended. Jamie Low seconded the motion.

Action: Minutes were unanimously approved as amended, with the caveat that additional amendments may be forthcoming from homeowner Rob Ekern.

3. Executive Director Operations Summary

Eugene introduced Julia Holland as the new GRCA Executive Director. Julia presented an operations summary for her first 30 days, including software systems, records and filing systems, and 2026 operational projects. Homeowner comments included requests for a summary of Julia's meetings with the President's Council.

4. Financial Report

Sandi Driml presented financials, explaining operations through the GRCA operational fund and monthly reconciliation with reserves.

- Operating deficit of approximately 2% (\$94,347) due to contract service costs was noted.
- Snapshot of assets, liabilities, reserve, and capital expenses provided.
- Homeowner questions included prepayment penalties, fixed interest rates for the Estate Club loan, and operational losses.
- Eugene confirmed the Board will provide Executive Finance Committee members' names and meeting schedules for homeowner transparency.
- Extended discussion on speed bumps and potential homeowner assessment increases; Gary Lev emphasized maintaining a lean budget.

5. MAC Guidelines Changes

Andy Orent, MAC Chair, presented updates including legal/form updates, grammar/formatting corrections, elimination of outdated rules, revised notification and appeal processes, approved plant list, window replacement standards, security/construction updates, fines, application fees, and contractor violations.

Andy will provide a cheat sheet for the welcome packet and community-wide email; updates effective February 1, 2026.

Action: Andy Orent moved to approve the updated MAC Rules; Gary Lev seconded. Motion passed unanimously.

6. Enclave Certificate of Amendment

Julia Holland summarized the amendment: GRCA will no longer provide front yard landscaping/maintenance/arbor care for Enclave homes but will maintain common areas. Work hours saved will be absorbed by the Master Association (~900 hours/\$20,000 in 2026). Enclave homeowner assessments will be reduced, amount TBD.

Jamie Low moved to adopt the Enclave Certificate of Amendment; Gary Lev seconded.

Action: Motion unanimously approved.

7. Policy Recommendations

- a. Staff Purchasing Policy: Jamie Low moved to adopt recommended policies; Gary Lev seconded.

Action: Motion unanimously approved.

- b. Nominating Committee Charter Update: Eugene Kaulius moved to adopt amended charter (including appointment of Inspectors of Electors and Board Chair requirement); Gary Lev seconded.

Action: Motion unanimously approved.

- c. Social Club Policy: Gary Lev moved to approve; Andy Orent seconded.

Action: Motion unanimously approved.

8. Committee Reports

- a. Estate Club Committee
Gary Lev summarized guest fee structure and attendance rules; Anne provided historical context.

Julia Holland will review guest policies and usage over the next few months and report back to the Board.

b. Finance Committee

Eugene Kaulius moved to accept the Finance Committee recommendation to transfer \$200,000 from the Capital Fund to the Reserve Fund effective December 31, 2025; Gary Lev seconded.

Action: Motion unanimously approved.

9. Homeowner Comments

- a. Request to reconsider designation of Wine Room to Quiet Room.
- b. Request to budget for new Estate Club chairs.

10. Open session adjourned: 11:50 AM

Minutes prepared by: Carey Lee Hyatt, Secretary
GRCA Master Board