

Gainey Ranch Community Association

Board of Directors Meeting Minutes

Date: March 19, 2026

Location: Estate Club & via Zoom

Time: 9:30 AM

Board Members Present

Jamie Low, President

Andy Orent, Vice President

Gary Lev, Treasurer

Laura Gonzales, Secretary

Vince Solitto, Director

Staff Present

Julia Holland, Executive Director

Sandi Driml, Controller

1. Call to Order – Proof of Notice

The meeting was called to order at 9:30 AM. Proof of notice was confirmed.

2. Approval of January 23, 2026, Meeting Minutes.

Action: Motion unanimously approved.

3. Executive Director Operations Summary – Julia Holland

Julia provided an overview of key operational initiatives and accomplishments:

- Developed and presented a new Committee Handbook, including updated and newly established charters; the Board approved the handbook and formation of the Facilities & Grounds Committee.
- Implemented a new online resale and disclosure system, improving efficiency and generating approximately \$5,000 in additional revenue since launch.
- Launched a community wide resident survey to guide future planning efforts.

4. Financial Report – Sandi Driml

Sandi presented the financial report. Key highlights include:

- Total Assets: \$7,702,254, a slight decrease of \$13,828 (-0.2%) from year-end.
- Operating Fund: Strong increase in current assets (+61.1%), driven by higher cash balances and interfund activity.
- Reserves: Decreased by 3.3%, reflecting planned expenditures.
- Capital Fund: Decreased by 4.0%, primarily due to project-related activity.
- Fixed Assets: Minor decrease due to depreciation.

5. Policy Updates

- Leash Rule Update: The Board approved a new rule requiring all dogs to be on a leash no longer than 8 feet within the community.

Action: Motion unanimously approved.

6. Committee Business

- Committee Handbook
Adoption of the new Committee Handbook, including updated and newly established charters.

Action: Motion unanimously approved.

- New Committee
 - Approved formation of the Facilities & Grounds Committee.
 - Solicitation for applicants for the new committee will be distributed. Additional appointments will be made at the April 30, 2026, Board Meeting.

Action: Motion unanimously approved.

- Committee Appointments
Approved the updated committee member roster.

Action: Motion unanimously approved.

7. Homeowner Comments

The Board and owners present engaged in an extensive discussion regarding the potential installation of a dog park on the event lawn; Julia Holland will obtain a cost proposal for the next meeting.

8. Adjournment

There being no further business, the meeting was adjourned at 11:00 AM.
Next Meeting: Thursday, April 30, 2026

9. Executive Session

The Board entered Executive Session following the open meeting.