

**MINUTES OF THE MEETING  
OF THE GAINEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
January 23, 2018**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, January 23, 2018, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

**Board members present**

Karen Epstein  
Patrick Collins  
Shannon Vaughan  
Eugene Kaulius  
Doug Phares

Jim Funk, David Merrill and Monika Goodwin were present by invitation.

President Karen Epstein called the meeting to order at 9:02 am.

Monika Goodwin was asked for the Affidavit to verify that proper notice of the meeting had been duly given to all association members.

President Epstein asked for any changes or corrections to the minutes of the November 2, 2017, meeting. Wording relating to the GRCA assessment increase was added to the section discussing the 2018 Operating Budget impact. No other change was needed and the minutes were unanimously approved as amended.

David Merrill reviewed the preliminary December financials with the Board. It was noted that \$73K of the aged receivables is attributable to one Pavilions unit.

The Board next reviewed and approved proposed 2018 expenditures.

The Nominating Committee, chaired by Patrick Collins, nominated the incumbents, Karen Epstein and Eugene Kaulius, as well as Mr. Rich Vogel.

The Board approved the following as members of the 2018 – 2019 Nominating Committee: Shannon Vaughan (Chair), Pat Carleton, Marv Korf, Julie Leshay, and Joan Berman as members. The Board additionally approved Bob Keolker and John Michalik as election inspectors.

The Board reviewed and approved the 2018 GRCA Annual Meeting documents as presented. The annual meeting is scheduled for Wednesday, February 28 at 7:30 pm at the Gainey Ranch Golf Club.

Jim Funk and the Board reviewed the summary report of approved architectural applications. In 2015, 166 applications were approved, in 2016 198 applications were approved, and 287 applications were approved in 2017. Jim also presented a summary of the violations that were resolved – 225 in 2017. It was noted that most of the violations and all of the architectural applications are currently handled by one person – Cottonwood Stone.

The Board regretfully accepted the resignation of Patrick Collins, who has served on the GRCA Board since 2007, appointed Earlene Nelson, an owner since 1996.

The meeting was adjourned at 10:00 to executive session to review bonuses and current legal matters. The executive sessions ended at 10:30 am.

Submitted,

Monika S. Goodwin  
GRCA Administrator