

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 22, 2018**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 22, 2018, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Shannon Vaughan
Earlene Nelson
Doug Phares
Eugene Kaulius

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

President Karen Epstein called the meeting to order at 9:03 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 January 23, 2018, and February 23, 2018 meetings. None were needed and the minutes were unanimously approved as published.

David Merrill reviewed the financials with the Board. He noted that the check from the City for maintenance of the medians was late and that water expenses were over budget in all areas of the Ranch. He also explained the impact of vacation and sick leave accruals. David next addressed the proposed lease renewal terms from T-Mobile which offers a base rent of \$1100. The Board unanimously approved David's negotiation of "the best agreement with not less than \$1200 per month." The current lease expires in November 2019. The Board also unanimously approved David's proposal for the GRCA to obtain a new credit card through Mutual of Omaha, with \$7500 credit limit and that the following authorized individual users: David Merrill, Scott Williams, Mike Anderson and Anne Blazek.

Jim Funk presented the 2018 committees to the Board. The Board reviewed the Maintenance, Architectural, Government Affairs, Tennis, Fitness, Social and Security Committees as proposed. The makeup of most of the 2018 committees is substantially the same as 2017. The committees were unanimously adopted as presented.

A Council of Presidents meeting is scheduled for Wednesday, April 11, at the Estate Club. The agenda is Mulcahy Law's Board Member Bootcamp – which includes duties of directors, governing documents, and various laws governing associations. Karen Epstein and Jim Funk will be available for a Q & A regarding the GRCA after the Bootcamp session.

Funk and the Board reviewed the past and possible Capital expenditures. The capital transfer fee is performing well and revenues in excess of projected amounts are likely. GRCA could allocate funds for 2018 projects as the funds become available.

Funk next reviewed the GRCA Reserves with the Board – with a recommendation to overlay the loop road with rubberized asphalt in 2018. Additionally the overlay will encompass the Vaquero Drive entrances, the 10A road (which travels from the loop road – past the Estate Club, Golf

Villas and Golf Cottages), and Gainey Club Drive from Doubletree just past the 7400 entry. Although the projected expenses are based on March 2018 figures from Regional Pavement, the project would go out to bid, from GRCA Maintenance, if the proposal is approved. After a lengthy discussion, the Board unanimously approved the asphalt overlay of the loop road plus other (listed above) asphalt overlay proposals.

Jim next reviewed the Estate Club Survey results with the Board. Of 1035 residential members, 138 responded to the survey.

The Board authorized Jim to investigate the possible legal land uses of GRCA owned property, possibly hiring a land planner, and returning to the Board with recommendations .

The Golf Course Landscape Committee's March 7 letter to the GRCA Golf Club was reviewed and approved.

The meeting was adjourned at 11:06 to executive session to consider advise from counsel and review current legal positions. The meeting was adjourned at 11:20, after the executive session.

Submitted,

Monika S. Goodwin
GRCA Administrator