

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 1, 2018**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 1, 2018, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Shannon Vaughan
Eugene Kaulius
Doug Phares
Earlene Nelson

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

Douglas Fredrikson and Alex Lemos of Douglas Fredrikson Architects were present by invitation.

President Karen Epstein called the meeting to order at 9:00 am.

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

Karen Epstein asked that the Fredrikson presentation precede the business agenda of the meeting. Douglas Fredrikson introduced the firm and his partner. They spoke about the scope of the work and answered questions. They were thanked and departed.

President Epstein asked for any changes or corrections to the minutes of the September 20 meeting. A stray word "of" on page 2 was eliminated. The minutes were unanimously approved as amended.

David Merrill reviewed the September financials with the Board. The reserves balance is down due to the re-paving of the loop road. Financially, the \$68K over budget is balanced by \$50K under budget by Maintenance. A discussion ensued regarding water usage and turf.

The Arizona minimum wage act has impacted the 2019 budgets, as expected. The Maintenance Department has had considerable turnover, currently there are eight open positions. The scarcity of laborers to fill the positions forces the use of a temporary labor firm which charges \$14.70 per hour (going to \$15.40 next year). GRCA security, maintenance and club are competing with fast food establishments, retail stores, supermarkets and restaurants who are offering \$15 per hour. Upon motion and unanimous approval, the 2019 budget will yield a \$5.00 per month per member increase (from \$224.00 to \$229.00 for residential members).

The loop road overlay project is mostly complete. The new speed tables seem to be effective in slowing traffic. Jim researched the liability of not installing a speed table near the Enclave at the community's request.

The Board reviewed the proposed agenda for the November Council of Presidents meeting and suggested rearranging the priorities.

At 11:42, President Epstein called for an executive session (ARS 33-1804, paragraph 2) .

At 11:55, President Epstein closed the executive session.

The Board discussed contracts and agreed that contracts should be written to address liabilities and responsibilities.

The Board will meet at 1:30 on November 6 in the Estate Club.

The meeting was adjourned at 11:57 am.

Submitted,

Monika S. Goodwin,
Administrator