

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 2, 2017**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 2, 2017, 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.

Also present were attorneys Scott Carpenter, Carlotta Turman and Charles Markle of Carpenter, Hazlewood, Delgado & Bolen.

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.

President Epstein asked for any changes or corrections to the minutes of the September 14, 2017, meeting. Regarding the proposal from Tower Point, the word "tax" benefit is extraneous and was removed. No other change was needed and the minutes were unanimously approved as amended.

David Merrill reviewed the September 30 financials with the Board. The final repayment of the 2012 loan from reserves has been made. Legal expenses are approximately \$20K over budget. Water rates are increasing in November. The Estate Club's expenses are over budget but are balanced by increased income.

The Vaquero West exit gate motors are being replaced, from reserves, and a portion of that cost is being paid by the Golf Club.

The 2018 Operating Budget is impacted by the minimum wage increase. Jim suggested a \$2 increase for reserves, maybe every five years. David and Jim answered questions.

At 10:00 am the Board called an executive session to discuss litigation with the attorneys from Carpenter, Hazlewood, Delgado & Bolen. The executive session ended at 10:40 am.

At a request from the Board, David explained the impact of depreciation on the reserves budget.

Regarding the Capital Budget, \$210K is expected from enhancement fees and \$166K from assessments – well over the \$302.5K loan payment. Eugene will chair an ad hoc Enhancement Fee Committee – members to be recruited next year.

David passed out a sheet listing the anticipated Satellite assessments – many communities will have assessment .increases

Jim updated the Board regarding Capital Projects. The anticipated cost to update the stretch of Scottsdale Road between Doubletree Ranch Road and Mountain View Road can be reduced if GRCA Landscape Maintenance purchases and spreads the decorative rock. The Board unanimously approved a \$8,000 expenditure for rip rap to replace the artificial turf for palms at the West Plaza area.

Jim reported the results of the Cox Internet survey. 376 members responded and 271 (72%) approved providing this bulk service to Gainey Ranch. The Board discussed the results and, at this time, with anticipated rise in monthly dues, decided to table the discussion.

Jim spoke about the website. Due to being hacked during the summer, almost all content was removed. Jim has received a proposal from Serendipit to update and upgrade the website, and to create a resource guide for all owners that will be included in the Gazette annually. The Board wants Jim to spend a bit with Serendipit to make the website an asset. He has the concurrence of the Board.

The Tennis Committee asked if the tennis pro could have one court, five days per week. The Board did not agree.

The Council of Presidents will meet on November 15.

The meeting was adjourned at 11:55.

Submitted,

Monika S. Goodwin
GRCA Administrator