

July 5, 2019

Dear Gainey Ranch Homeowners:

The purpose of this communication is to update homeowners on the Estate Club project. To begin; the GRCA Board would like to thank all 17 homeowners who attended the July 3, 2019 GRCA Board meeting and all other homeowners who communicated their suggestions and concerns.

At the GRCA Board meeting the following strategies were reviewed and adopted.

- The GRCA Board decided based upon Estate Club needs, cost of construction, and funding a phased approach will be considered for Estate Club improvements. This would allow for future expansion phases that fit into an overall plan to ensure successful funding.
- The GRCA Board approved creation of a Steering committee comprised of Gainey Ranch homeowners with specific expertise in large building construction. The committee would work with the Architect, GRCA Board Chair and Management to revise/prioritize the project, providing recommendation to the Board.
- Approval of survey/topo and Architect expenditures to support Steering committee.
- Discussion on electronic voting process that will allow all members to vote on this important initiative projected fall 2019.
- The tentative target to provide information as described above with rendering/ elevations, site plan, financial approach, and needs of Estate Club to be provided by November/December prior to execution of vote.
- The following information was provided to GRCA Board of Directors.

Total Sq.Ft. for Estate Club, Pool House, and Administration Building.

	<u>Current</u>	<u>Previously Proposed</u>	<u>Solution</u>
Estate Club	6145 sq.ft.	14,550 sq.ft.	Phase 1 & 2
Pool building	1200 sq.ft.	1,200 sq.ft.	Future Phase
Administration	<u>1549 sq.ft.</u>	<u>2,000 sq.ft.</u>	Future Phase
Total	8894 sq.ft.	17,750 sq.ft.	

Previously Estimated at 20,000sq.ft.

Comparison of Estate Club size to other Association Clubs in Phoenix

<u>Association</u>	<u>members</u>	<u>Total Sq. Ft.</u>	<u>Fitness Sq.Ft.</u>
Gainey Ranch Current	1035	6,145	1500
Gainey Ranch Proposed	1035	14,550	4310
Aviano Association	900	12,000	7200
Fireside Association	914	11,500	7000

Please know the GRCA is committed to the improvement of Gainey Ranch to further its value and services for the benefit of its members. The GRCA will be sending out additional information as it becomes available. Thank you for your feedback, it is much appreciated and necessary to move any improvements forward.

Sincerely,

GRCA Board of Directors

Karen Epstein, Eugene Kaulius, Doug Phares, Earlene Nelson, Shannon Vaughan
Executive Director Jim Funk