

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
May 14, 2019**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 19, 2017, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Shannon Vaughan
Doug Phares
Earlene Nelson
Eugene Kaulius via conference call

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

Also, Paul Hansen and Neal Butler, representing Butler Hansen PC, were present for a portion of the meeting.

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 invited Paul Hansen (of Butler Hansen) to present the audit report. Paul spoke about the report and recognized David Merrill and Kathy Zavala as contributors to the excellent controls practiced at GRCA. As in previous years, the GRCA will receive an unqualified opinion. The Board thanked the auditors and they left.

President Epstein asked for any changes or corrections to the minutes of the March 21, 2019, meeting. None were required and the minutes were unanimously approved as published.

David Merrill reviewed the April financials with the Board. There have been no significant changes since the March financials.

David and the Board briefly reviewed the Benefit Renewal for the benefit year (July 1, 2019 to June 30, 2020). **Motion: Renew the GRCA benefits package for one year as presented.** Motion unanimously approved.

Jim Funk next reviewed the status and gave additional information on several Capital Projects under consideration, including pickleball courts, artificial turf replacement, additional decorative rock and the GRCA website, with the Board.

Funk introduced the Estate Club as a topic of discussion. (The Board has been exploring the future of the Daniel C. Gainey Estate Club.) Funk spoke about electronic voting, utilizing a specialized service such as Vote-Now.com LLC. The recommended Enhancement Fee increase, from ½% of the sales price to ¾%, is based on very conservative estimates of the number of sales and the average fee paid over several years. Changing the Enhancement Fee will require an amendment of the GRCA CC&Rs.

GRCA President Karen Epstein invited a number of owners to speak. Points of view were as varied as the speakers. The Board thanked the attendees for their input. **Motion: Funk to investigate electronic voting further with an attorney; cost of the voting service to not exceed \$3,000.** Motion approved unanimously.

7400 Gainey Club Drive Condominium Association's request regarding relief from legal expenses will be discussed in executive session.

The specifics of the Gainey Ranch Legacy Foundation's founding documents are being handled by Alexis G. Firehawk, Esq., of Carpenter, Hazlewood, Delgado & Bolen, LLP. Alexis was appointed as Statutory Agent for the foundation.

At 10:29, President Epstein called for an executive session, citing ARS 33-1804, paragraph 2.

At 10:50, President Epstein closed the executive session and adjourned the meeting.

7400's request for relief from legal fees was denied.

Submitted,

Monika S. Goodwin,
Administrator