

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 7, 2019**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 7, 2019, at 11:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Doug Phares
Earlene Nelson
Eugene Kaulius

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

President Karen Epstein called the meeting to order at 11:04 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 12, 2019, meeting. None were required and the minutes were unanimously approved as published.

David Merrill reported that the funds had a healthy balance and a shortage in one was balanced by an overage in another. Only one aged receivable account qualified as significant.

David next reviewed the operating budget, the reserves budget and the capital budget with the Board.

The Board received the handout listing the proposed satellite assessments.

Jim Funk briefed the Board regarding the status of the Landscape Capital Project – which should be completed during the week of November 12. Extra plantings outside the East Gate added \$3000 to the cost. The artificial turf was discolored and turned out to be bad for the palm trees. The new turf will be hydrated by an under-turf system.

Jim summarized progress regarding the Estate Club Project. Colored renderings of the exterior of the Club as well as a general site plan, including pickleball, will be on display at the Welcome Back event. Gcon's general design of the Club, bathhouse, and administration building shows a projected cost of \$5,300,000. There have been continued discussions with four banks. A general membership meeting will be held at the Golf Club on the 12th, a Council of Presidents meeting on the 14th and a meeting with real estate professionals on the 15th. Additional informal meetings will be held at the Estate Club on November 13,14, 15, 18,19, 20, and 21 November.

Voting for the Estate Club improvements, utilizing a third party company (Vote-Now) begins November 14 and ends November 29.

The Board reviewed and approved the Council of Presidents agenda.

President Epstein called an executive session to consider financial information of GRCA employees (A R S 33–1804, paragraph 3)

The meeting was adjourned at 11:58 am.

Submitted,

Monika S. Goodwin,
Administrator