

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 12, 2019**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, September 12, 2019, at 11:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Shannon Vaughan
Doug Phares
Earlene Nelson
Eugene Kaulius

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

President Karen Epstein called the meeting to order at 11:00 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 July 3, 2019, meeting. None were required and the minutes were unanimously approved as published.

David Merrill reviewed the August Financials with the Board. There has been some increase in water usage but no other significant changes in operating, reserve or capital expenditures recently.

David next reviewed the 2020 budget schedule with the Board. Proposed maintenance service hours have been distributed to satellite boards and are expected to be approved no later than October 7. By mid-October, proposed 2020 budgets and budget letters should be distributed to all satellite boards. November 7 is the deadline to approve the GRCA budget for 2020.

Jim Funk briefed the Board regarding the minimum wage impact. He utilized the Salary Assessor Report from the Economic Research Institute to fairly distribute the minimum wage rates for GRCA employees. The Arizona State minimum wage of \$11 per hour will become \$12 on January 1, 2020. The GRCA minimum wage for entry level employees, beginning January 1, will be \$13.50 for maintenance and security staff after a 90-day review.

Jim summarized progress regarding the Estate Club Study. Four, varied, free architectural proposals were received from four sources. The committee narrowed the choice to two contenders – Cawley and Finn. After discussing preferences and reasons, the Board moved to award the design. **Motion and second : Award the design services for the Estate Club design to Finn Architects LLC .** Motion approved by four of the five directors.

The Board also unanimously approved **Motion and second: Approve a capital expenditure of up to \$54,415 to remove the artificial turf at the east and west entries and install landscape enhancements per proposal from McGough Adamson.**

Jim and the Board discussed various options regarding pickleball play at Gainey Ranch. The favorite option was to hold a special event during the upcoming season on one of the tennis courts to determine the impact, if any, to the community and the gauge the level of interest. It could be held in the afternoon and a day that would not conflict with the tennis program.

The Board briefly reviewed the work order analysis of building and landscape maintenance, categorized by community and date. Work orders are for unscheduled work, either discovered while performing scheduled jobs or called in by residents. Through and including September 7, almost 1,300 (1,293) work orders have been completed.

President Epstein called an executive session to discuss contemplated litigation (A R S 33-1804, paragraph 2)

The meeting was adjourned at 12:17 pm.

Submitted,

Monika S. Goodwin,
Administrator