

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
February 4, 2021**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, February 4, 2021, at 9:00 a.m. via ZOOM in Scottsdale, Arizona.

**Board members present**

Karen Epstein  
Eugene Kaulius  
Earlene Nelson  
Doug Phares

Jim Funk, David Merrill and Monika Goodwin were present by invitation. 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 November 5, 2020 meeting. The minutes were unanimously approved as published.

Jim Funk reviewed the 2021 annual meeting documents (to be mailed to all members) with the Board and the Board unanimously approved the documents.

David Merrill reviewed the unaudited December 2020 financial report with the Board, noting that the three funds were strong. **MOTION: Move \$135,000 from Reserves to Capital.** The motion was unanimously approved. **MOTION : Move \$150,000 from Operating Cash to Capital.** The motion was unanimously approved. A suggested transfer of an additional \$50,000 was deferred for a later time.

Jim Funk gave the Estate Club update. Due to delays involving Cox cable, water lines and gas-line relocations, the 70% construction completion deadline has moved from April 2021 to July 2021. However, the scheduled opening of the new Estate Club remains November 2021. Funk will continue sending updates to the community via emails.

President Epstein asked for comments from the members. The Board discussed pickleball options.

At 10:09, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 10:36 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator