

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY
ASSOCIATION BOARD OF DIRECTORS
March 18, 2021**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 18, 2021, at 9:00 a.m. via ZOOM in Scottsdale, Arizona.

Board members present

Karen Epstein	Earlene Nelson
Eugene Kaulius	Doug Phares

Jim Funk, David Merrill and Monika Goodwin were present by invitation. President Karen Epstein called the meeting to order at 9:02 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 February 4, 2021 meeting. The minutes were unanimously approved as published.

David Merrill reviewed the February 2021 financial report with the Board. The 2021 end of year reserve fund balance, if all potential projects are completed, will be \$390,735. The Capital fund for future projects is expected to be at \$337,390 on December 31, 2021.

Jim Funk spoke about the Cox television bulk service agreement. If members, responding to a survey, want to discontinue the service, GRCA will need to put Cox on notice no later than December 2021.

Funk next gave the Estate Club update.

Construction – footings are in, walls are going up and work will continue from 7 am to 5 pm.

Staff and operating plan – most staff will be independent contractors, operating hours will be 8 am to 5 pm. Pool and fitness will be accessible from 5 am to 9 (or 10 pm). Tennis and pickleball courts will be available 7 am to 9 pm. Exercise equipment consists of 29 machines. Fitness owner only times, will be 5 am to 10 am. Card and game programs will be available and a food and wine club.

Tennis and pickleball events will feature open play, clinics, and drop-in play. Reservations can be made online. Equipment rental policies and guest fees are still under discussion. There will be no fee for immediate family members when accompanied by members. Seasonal guest limits are expected – November to May, 4 guest and May to November, 8 guest. The policies are still under discussion.

Options regarding pickleball courts:

1. Establishing 2 pickleball courts on Court 4, would involve no added cost.
2. Establishing 4 pickleball courts on Court 4, plus a noise barrier between Courts 4 & 5, will cost between \$50,000 and \$75,000.
3. Establishing 2 new pickleball courts on the activity lawn, would cost around \$209,560.

President Epstein asked for comments from the members.

Funk spoke about capital projects,

Upon motion and second, the Board unanimously approved updating the Doubletree Scottsdale monument image plantings for \$27,000.

Upon motion and second, the Board unanimously approved screening the equipment area near the East entry for \$28,600.

At 10:45, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 11:33 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator