

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 10, 2020**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, September 10, 2020, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Board members present

Karen Epstein
Eugene Kaulius - electronically
Earlene Nelson
Doug Phares
Shannon Vaughan - electronically

Jim Funk, David Merrill and Monika Goodwin were present by invitation, as well as Tiffany Fisher, G-CON (in person), and Mary Anne Hibner, of Hibner Design Group, and Tim McGough, Landscape Architect, of McGough Group, electronically.

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 May 28, 2020 meeting. The minutes were unanimously approved as published.

David Merrill reviewed the July financial report with the Board, noting that operating cash was good, and expenses were under budget. Reserves and capital are strong.

David reported on the 2021 budget process – which has already started – proposed service hours will be sent to the various boards on September 11 for review and approval by October 2.

Jim Funk reviewed and explained the floorplan and elevation of the proposed building, then answered questions from the Board. Jim introduced Tiffany Fisher, VP of Gcon, who provided the features, timeline, and summary from the construction viewpoint. MaryAnne Hibner, Hibner Design Group, joined the meeting electronically and spoke about indoor/outdoor materials and flexible finishes. Tim McGough, of McGough Group, spoke about challenges of providing more parking and fewer areas for plantings. Some plants, mostly trees, palms, and cacti will be re-used. Anne Blazek, Estate Club Director, virtually “walked” the attendees through the new club, pointing out various features and upscale services.

Based on the stated facts and presentations, the Board moved, seconded, and unanimously approves the construction project as presented, beginning with demolition to commence October 2020.

Regarding pickle ball, the Board moved, seconded, and unanimously approved striping tennis court #4 for pickle ball play from October through December, 2020.

At 10:44, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 11:10, President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator