

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY  
ASSOCIATION BOARD OF DIRECTORS  
May 27, 2021**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, May 27, 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, Paul Hansen, and Monika Goodwin were present by invitation. President Karen Epstein called the meeting to order at 9:02 am.

President Epstein invited Paul Hansen (of Butler Hansen PLC) to present the audit report. Paul spoke about the report and recognized David Merrill and Kathy Zavala as contributors to the excellent controls practiced at GRCA. As in previous years, the GRCA will receive an unqualified opinion. Paul ended his report at 9:20 and the Board thanked Paul and his staff.

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 March 18, 2021 meeting. It was noted that the final choice regarding pickleball courts had not been noted – the minutes were amended to show that the option establishing 4 pickleball courts on Court 4 had been selected. The minutes were unanimously approved as amended.

David Merrill reviewed the April 2021 financial report with the Board. To date, spending seemed to exceed budget in water , repair and maintenance and plants – however, some can be attributed to how annual expenditures are distributed on a monthly basis. Overall, the GRCA is in good financial position.

David next spoke about the annual employee benefit renewal for 2021 – 2022. The consultant recommends renewing with Aetna-Banner – cost is approximately 12% over last year's cost. The Board voted to stay with Aetna-Banner unanimously for another year.

Jim Funk spoke about the Cox cable survey: 85% of the respondents would like to keep the current television bulk service agreement and 88% were in favor of adding Internet if It is available. In order to change or discontinue the service, GRCA would need to put Cox on notice no later than December 2021. The Board directed Funk to move forward implementing the Cox Communications Agreement.

Funk next gave project and capital fund updates.

Steel and wood construction is progressing well and interior work will begin soon.

By July/August, the Enhancement Fees collected will be close to the amount projected for the year 2021 (\$240,000). The expected conversion cost for the four pickleball courts will be \$55,000. If the summer colors installed at the Doubletree/Scottsdale Road corner entry look good, those colors will be utilized in other areas as well.

The recommended staffing levels and policies for the Estate Club are being reviewed and will become a part of the 2022 budget process.

President Epstein invited comments from the members.  
Some wished clarification regarding Cox Communication options.

At 10:19, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 10:40 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator