

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

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 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.

President Epstein stated that she had been given 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 September 9, 2021 meeting. None were needed and the minutes were unanimously approved as published.

David Merrill stated that there was not much change in the financial positions from the previous months. Focus is now on the 2022 budgets. Note: the average enhancement fees are still around \$3800 per sale. Money is needed to get things done – for instance Heather requires additional hours for Arbor Care. GRCA needs a “WATER CZAR” – a highly skilled person who understands water management.

By the end of the year, GRCA is expected to carry forward a capital fund of more than \$300,000.

Operating Budget update – the cost of the “tree contract” will go from \$211 K to \$270 K mostly due to increases in wages.

The current labor market continues to be difficult and many businesses are struggling to attract and retain good employees. Also, the water rates from the City of Scottsdale are going up. Additionally, costs of contractors and materials are expected to continue to increase during 2022.

MOTION – Adopt the 2022 GRCA budget as presented; with a \$3.00 increase for capital fund and a \$15.00 increase for operating fund. The motion was seconded and was approved unanimously. The 2022 GRCA monthly assessment will be \$304.00 per member.

Jim Funk updated the Board regarding the capital projects: The staging area near the East Plaza is almost completed. As the plant material matures, the impact will be more visible. Work to bring the Doubletree medians up to Gainey Ranch standards is ongoing.

Funk next gave a quick Club project update. It is hoped that most of the Club will be ready for use in December. Anne Blazek, Club Director, spoke in depth about policies and pricing.

The recommended staffing levels and policies for the Estate Club are being reviewed and debated and, occasionally, revised.

Jim Funk mentioned that the Council of Presidents will have its next meeting in the new Estate Club.

President Epstein invited comments from the members. At 10:58, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 11:45 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator