

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY
ASSOCIATION BOARD OF DIRECTORS
September 9, 2021**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, September 9, 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 9:04 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 May 27, 2021 meeting. None were needed and the minutes were unanimously approved as published.

David Merrill reviewed the July, 2021 financial report with the Board. Merrill stated that the GRCA has three healthy funds. To date, \$3.3 million has been spent on the Club. Currently spending is \$11K under budget. Note - there are no operating expenses for the Club at this time. Receivables are very low. The average income (enhancement fees) is \$3800 per sale.

Jim Funk updated the Board regarding the capital projects: The pickleball courts rebuild is expected to be completed next week. The staging area near the East Plaza is almost done as is the Doubletree/Scottsdale Road monument landscape. As the plant material matures, the impact will be more visible, as will savings in manpower and irrigation. There is a continuing shortage of good summer plants. Work to bring the Doubletree medians up to Gainey Ranch standards is ongoing.

The 2022 budgets are just around the corner. The current labor market is difficult and many businesses are struggling to attract and keep good employees. GRCA was invited to participate in a local wage and benefit survey. It is likely that some 2022 wages may reflect the need to raise the Gainey Ranch minimum wage. The City of Scottsdale water rates will be going up. It is also a good possibility that rates for contractors as well as materials will be significantly higher in 2022. David expects the end of year available cash to be \$431,000.

Funk next gave a quick Club project updates. It is quite likely that most of the Club will be ready for use in December. Work is progressing well and received a "great job" accolade from Eugene Kaulius and Doug Phares.

According to the 478 who responded to the Estate Club Activity Survey, over 71% either live her all year (48.7%) or spend more than six 6 month or more here each year. While more than 20% are planning to play tennis, over 50% are interested in playing pickleball.

The recommended staffing levels and policies for the Estate Club are being reviewed and

will become a part of the 2022 budget process.

Jim Funk spoke briefly about the August 4 Gainey Ranch - Cox agreement regarding Internet services. **MOTION** Eugene Kaulius proposed the GRCA assessment increase by \$28.40, effective October 1, 2021, to pay for the Ultimate Internet plus panoramic modem. The motion was seconded and received unanimous approval.

President Epstein invited comments from the members. A homeowner voiced concern about mosquitoes carrying West Nile virus.

At 10:40, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 11:25 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator