

**MINUTES OF THE MEETING
OF THE GAINEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 10, 2022**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 10, 2022, at 9:00 a.m. via ZOOM and in the meeting room at the Estate Club in Scottsdale, Arizona.

Board members present

Karen Epstein
Doug Phares

Eugene Kaulius
Earlene Nelson

Teri Reichardt

Jim Funk, David Merrill and Monika Goodwin were present by invitation. President Karen Epstein called the meeting to order at 9:03 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 10, 2022 meeting. None were required and the minutes were unanimously approved as published.

Karen invited David to speak about financials. David mentioned that all figures looked good and, to date, it's still too early to see any trends – especially with the Estate Club. He spoke to the reserves which currently shows a balance of \$400,000. Delays with the US Mail have created problems with invoices being received late and remittances also being delayed. Another new normal to work with.

Jim Funk reviewed several points regarding the progress of the Estate Club Project. A few items and some lack of progress are directly attributable to the supply chain issues. The club has been open and functioning for a few weeks and, as expected, the few problems and missteps are being handled as they appear.

Jim spoke about the committees – specifically Architectural, Courts, and Social committees. Experience has proven that committees of five or six members function best.

Funk next spoke about the proposed 2022 Capital projects. The list includes remodeling the Administrative offices; re-sodding the Estate Club green areas; decorative rock in various places along Mountain View, Scottsdale Road, and the Eastwood corner at Doubletree. And there's the ADA sidewalk installations along the loop road. Funding will come from enhancement fees. A high priority among members seems to be the activity lawn, behind the Estate Club. Some members spoke to Eugene, suggested installing a putting green.

At 10:15, President Epstein opened the meeting to members' comments. Members had comments regarding landscaping at the rear of the club, rolling the court fees into the regular Estate Club assessment, a physician suggested revisiting the mask policy to align with Maricopa County's standard, and a member pointed out that weeds were coming up through the decorative rocks.

At 10:30, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And, at 10:45, she closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator