

**MINUTES OF THE MEETING  
OF THE GAINEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
May 26, 2022**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, May 26, 2022, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona and via teleconference.

**Board members present**

Karen Epstein  
Eugene Kaulius  
Earlene Nelson  
Doug Phares  
Teri Reichardt

Jim Funk, David Merrill and Monika Goodwin were present by invitation.

President Karen Epstein called the meeting to order at 9:05 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 March 10, 2022 meeting. No changes were needed and the minutes were unanimously approved as published.

David Merrill reviewed the April 30 financial report with the Board and answered questions.

David and the Board briefly reviewed the Benefit Renewal for the benefit year (July 1, 2022 to June 30, 2023). **Motion: Renew the GRCA benefits package for one year as presented.** Motion unanimously approved.

Jim Funk spoke about remaining 2022 capital projects, such as refreshing the rock from the West Vaquero entrance to the Eastwood corner and the Mountain View Road/Scottsdale Road corner. A few Estate Club items, such as landscaping, are waiting for material and timing. Estimated costs \$181,604. The total capital list, including remodeling the Administration building, is \$640,104.

Funk reviewed the Estate Club project. \$472,180 of the \$528,662 retention funds have been released to contractors. The Estate Club lawn project will decrease the amount of grass and increase color by adding bougainvillea and seasonal flowers.

The survey regarding a CC&Rs amendment to increase the enhancement was answered by 284 members and showed 72% approval. **MOTION: Employ VoteNow to send the amendment vote ballots to the owners.** Motion unanimously approved.

At 10:45, President Epstein called for an executive session, citing ARS 33-1804, paragraph 1.

At 11:00, President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin,  
Administrator