

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY
ASSOCIATION BOARD OF DIRECTORS
November 3, 2022**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, November 3, 2022, at 9:00 a.m. at the Estate Club, Scottsdale, Arizona, and via Zoom.

Board members present

Karen Epstein
Doug Phares

Earlene Nelson
Eugene Kaulius

Teri Reichardt

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 15, 2022, meeting. None were needed and the minutes were unanimously approved as published.

David Merrill reviewed the September financials with the board – he noted that the balances were very similar to the August balances – and expenditures were less than 2% over budget. Estate Club income was less than anticipated however, personal training appears to be very popular. Aged receivables remain low. David and Jim answered questions from the board.

Jim stated the labor market remains tight with growth in base wages. Security staffing remains stable with normal turnover and applicants. The Maintenance department has experienced a shortage of labor positions over the last few years. Currently contract labor has rebounded and line level labor needs are being met. In response, maintenance has refocused on core services to ensure Gainey Ranch is maintained to standards. The trimming crews remain on schedule maintaining trimming, blowing, and tree care. The maintenance work order system allows for quick response to landscape and other issues in the community.

David mentioned the City of Scottsdale's rising water rates will begin in November , and the sewer rates are adjusted in July each year. Cox cable rates may increase as much as 3%. Other external factors increasing expenditures are pool chemicals, natural gas and gasoline for landscape equipment and vehicles. Premiums for insurance will likely increase for 2023. David explained how and why GRCA does what it does.

David and Jim discussed the proposed 2023 budgets with the Board. Operating Budget, Reserve Study, Capital Budget, and Maintenance Allocation Analysis were all reviewed in detail. The projected monthly amount for the residential members will remain at \$304.

Jim gave the Estate Club update. The Estate Club Gcon punch list is getting smaller with repair of roof leaks, control gates completed, and a schedule to address asphalt overlay deficiencies. Gainey Ranch maintains contingency funds.

A list of Estate Club events and activities was published. Please try the activities. Those that appeal, let the club know and, if any flop, the club will drop those. The Estate Club has established for member families use of club amenities with no guest fees. The 2023 events will be detailed on Club Automation, announced via e-mail and flyers at the Estate Club front desk.

President Epstein invited comments from the members. At 10:07, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 10:26 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin
GRCA Administrator