

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY  
ASSOCIATION BOARD OF DIRECTORS  
September 15, 2022**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, September 15, 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 (via Zoom)

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.

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 26, 2022, meeting. None were needed and the minutes were unanimously approved as published.

David Merrill stated that the balance of the loan, originally \$6.5 million, was now \$6.2 million. The club opened later than planned – some areas were not physically ready. Health and Wellness activities are doing well. Some costs, specifically pool chemicals, were higher than expected. Natural gas was quite a bit over budget. Expenditures were \$50 K over budget – which seems high but represents only 2% of the total (\$2.7 million). To date, \$208 K has been spent from Reserves Cash, and the projected balance at end of year will be \$290 K for future projects.

The total of enhancement fees collected to 31 August is \$333,506 – for capital projects. Upcoming capital projects include changing the flowers at the east and west entry areas to varieties that use less water, and resodding the Estate Club lawn.

Regarding the 2023 budgets, December 1 is the completion deadline. GRCA hopes to have the budget approved in November. Landscape Maintenance and Building Maintenance can be reworked as needed. Director Scott Williams plans to retire after 35 years of service.

Jim Funk gave the Estate Club update. \$45,000 of the Gcon contingency funds has been held back until several projects are resolved, such as the parking lot asphalt, flat roof leak, tennis area gates, building glass and door adjustments. .

Next Anne Blazek and Jim Funk spoke about membership use fees and policies. There are several categories, including homeowners, renters with privileges, and sponsored members. There will be times of the year when members' families will be able to use the club amenities without guest fees or being accompanied by members. Anne reminded all about the various monthly offerings; such as free lectures, classes and seminars on many health-related topics.

The result of the survey proposing eliminating the tennis/pickleball fees and collecting the \$7 per member shortfall had a 64.7% negative response ( 394 responses were received).

The balance of the 2022 Social Events encompasses (not a complete list) Welcome Back, Gainey Night Lights, Holiday Happy Hour, Cookies and Cocktails, and a Cheese Workshop. Details will be available at the Estate Club and through Club Automation.

The 2023 events will be detailed on Club Automation, announced via e-mail and at the Estate Club front desk.

The date and cost of the proposed Administration building remodel are not yet fixed and will be reviewed at a later date.

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

President Epstein invited comments from the members. At 9:57, President Epstein called for an executive session, citing ARS 33-1804, paragraphs 1 and 4. And at 10:05 President Epstein closed the executive session and adjourned the meeting.

Submitted,

Monika S. Goodwin, Administrator