

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
March 2, 2006**

Corrected August 3, 2006

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 2, 2006, at 8:30 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Fran Goldberg  
Eugene Kaulius  
Alan Lezak

Fred Thielen and Monika Goodwin were present by invitation.

Chairman Preston Miller called the meeting to order at 8:32 a.m.

Monika Goodwin was asked for the Affidavit to verify that proper notice of the meeting had been duly given to all association members. Chairman Miller directed that it be attached to and made part of the minutes.

Chairman Miller asked for any changes or corrections to the minutes of the January 19 and February 22, 2006, meetings. None were required and the minutes were approved and accepted unanimously as published.

The Board considered the three proposals for the Perimeter Landscape Improvement Program from Park West Landscape Inc., W. E. Landscape Group and AridScape Concepts, Inc. A motion was made and seconded to select the lowest bidder, AridScape Concepts, Inc. as the landscape contractor. AridScape was also management's recommendation. Motion approved with Kaulius abstaining.

In response to the Board's inquiry concerning the status of the City's approval of our perimeter landscape plan, Fred Thielen reported that title reports to confirm GRCA ownership of the perimeter areas had been ordered to satisfy the most recent City of Scottsdale's Design Review Committee requirement. He further explained that our attorney, Burt Cohen, will write an opinion letter regarding the landscape maintenance easement involving the area outside the perimeter wall at the corner of Doubletree Ranch Road and Eastwood Lane where one of the proposed monuments will be located. Thielen also explained the maintenance issue involving the equestrian trail north of the Rotary Park at the east boundary of Gainey Ranch.

The Board next considered the possible expansion of the GRCA Board which would require an amendment to the GRCA governing documents. Kaulius noted that larger is not necessarily better and that the quality of the individuals is more important than the quantity. Chairman Miller tabled the item indefinitely.

The February 22, 2006 Annual Meeting was critiqued. The Board discussed how best to present the GRCA's financial position. One suggestion was to have those who preferred a very detailed accounting to make an appointment with the Director of Finance, Carol Collins. Another suggestion was that the presentation of the financial statements at the annual meeting contain less emphasis on line items and a more overall explanation of the GRCA's financial condition in layman's language. The Board noted that, overall, the Annual Meeting was short in duration and few problems were presented by the attending members. The Board also discussed the mechanics of having a secret but secure absentee ballot voting procedure.

The Board next reviewed the possibility of holding its annual Leadership Seminar next month. Last year the seminar was well-attended because there were many new satellite board members. This year, judging from the various slates of candidates, very few new members will be joining boards of directors in the satellite communities. Thus, the Board decided to not hold a leadership seminar this year. While discussing the issue, it was noted that CAI (Community Associations Institute) is a great resource for educational and informative material, and Fred Thielen was directed to obtain memberships for the Board members.

The Board next addressed the various Committees:

1. **Architectural:** The Architectural Committee is a standing committee. The Architectural Review Committee was an ad hoc committee, co-chaired by Barbara Daum and Alan Lezak, to review the Architectural Committee composition and the submittal/approval process. The Review Committee fulfilled its purpose and is dissolved.
2. **Council of Presidents:** The Council of Presidents is also a standing committee that functions as an advisory committee of the GRCA Board.
3. **Nominating:** The 2006 – 2007 Nominating Committee is chaired by Shannon Vaughan. The other members are John Scheckel and Alan Lezak. The chairman must be a Board member.
4. **Maintenance:** Alan Lezak will continue to chair the Maintenance Committee.
5. **Education:** Not currently an active committee.
6. **Communications:** Preston Miller is the chairman. Eugene Kaulius suggested recruiting John Nash. Mr. Nash lives in The Oasis and has a strong communications background.
7. **Security:** Preston Miller will continue to chair this committee.
8. **Estate Club:** Fran Goldberg is the chairman. Eugene Kaulius volunteered to serve and Jason Metz and Anne Blazek are standing members. Additional members to be appointed.

Chairman Miller reported that Alan Lezak had decided to resign from the Board based on health and personal reasons. Lezak's resignation is effective April 28, 2006 or when a replacement has been determined, whichever comes first. The Board discussed the replacement process as well as criteria for a prospective Board member. Lezak's replacement will serve the balance

of his term, ending at the 2007 Annual Meeting. Several possible candidates were discussed and arrangements were made to implement the process.

Chairman Miller called for an Executive Session and excused Monika Goodwin.

The meeting was adjourned at 10:28 a.m.

Respectfully submitted,

Monika S. Goodwin  
Administrator