

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
February 6, 2008**

A Board of Directors meeting of the Gainey Ranch Community Association was held Wednesday, February 6, 2008 at 3:00 pm at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Members Present:

Preston Miller
Fran Goldberg
Eugene Kaulius
Shannon Vaughan
Patrick Collins

The Estate Club Committee was present by invitation:

Fred Thielen
Barry Talley
Anne Blazek
Ed Zito
Eugene Kaulius and Fran Goldberg are also Committee members

Also present was:

Kent Dounay, Architect
Tim McGough, Landscape Architect
Tim O'Connell, Southwest Concierge

Chairman Preston Miller called the meeting to order at 3:05 pm and asked for the Affidavit to verify proper notice of the meeting was posted. Fred Thielen responded that it was.

The primary purpose of the meeting was for the Estate Club Committee to present its findings of its Estate Club Facility Study to the Board of Directors.

Estate Club Committee Chairman Eugene Kaulius introduced the subject and described the needs for an Estate Club expansion to take us into the future. He described the process followed by the committee in determining approximate needs with management; visiting other club facilities; receiving bids for architectural work; reviewing preliminary plans, costs and suggesting financing options (including 100% financing to pay for facility through the Gainey Excellence Program without increasing dues). The committee was particularly sensitive to owners' desires to minimize cost – hence the recommendation was for a new health center building adjacent to the existing Estate Club building, overlooking the pool.

Anne Blazek pointed out why the current space requirements are not being met and the attributes of constructing a new Health Center. Anne briefly reviewed the uses of the current facility space if the new addition is constructed.

Fred Thielen presented the preliminary costs to achieve the expansion consisting of:

New Health Center 5,000 SF	\$875,000
City & Engineers Services/Fees	\$ 25,000
Estate Club Conversion/Update Costs	\$100,000
Exterior Hardscape / Landscape Improvements	\$200,000
Estimated Preliminary Cost	<u><u>\$1,200,000</u></u>

Kent Dounay, architect and Tim McGough, landscape architect reviewed the preliminary colored site plan, floor plan, building elevations and conceptual landscape plans of the 5,000 SF 2-story Health Center building including an elevator.

Tim O'Connell of Southwest Concierge discussed the various concierge option services available for all homeowners, which would include a concierge professional being headquartered at the Estate Club. He also explained the specific space requirements to support the services.

Kent Dounay presented a conceptual conversion, including compliance with ADA requirements, for the present Estate Club building to meet the revised space uses.

Fred Thielen reviewed four funding options ranging from borrowing \$1 million with no special assessments to a \$1 million special assessment and with no loan and combinations of each. He reviewed how the debt service payments could be satisfied from the Gainey Excellence Program reserves.

The Board unanimously voted to continue the evaluation process by requesting the Estate Club Committee to present its proposal to the Council of Presidents for their input. If the results are favorable, possibly a presentation to the realtors would precede several town hall type meetings with the homeowners to determine the desirability and to obtain input for the proposed Estate Club expansion.

Lastly, the Board reviewed the Enclave's plans and request for GRCA to participate financially in their entrance beautification project. The total estimated project cost is \$300,000, which includes significant upgrades to GRCA's Gainey Ranch Road medians and common area on the east side of the road. The Board approved a contribution of \$20,000 from our Excellence Program funds to be used toward the landscape improvements in the GRCA common area adjacent to the Enclave entry. This was based on our understanding that the approximate cost of the items specified as GRCA responsibility was expected to be around \$20,000. Maintenance of the GRCA common area improvements would be GRCA's responsibility.

The meeting was adjourned at 5:15 pm.

Respectfully submitted,

Monika S. Goodwin
Administrator