

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
October 30, 2008**

A Board of Directors meeting of the Gainey Ranch Community Association was held Wednesday, October 30, 2008, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Fran Goldberg  
Eugene Kaulius  
Shannon Vaughan  
Patrick Collins

Fred Thielen, Jim Funk, Donna Corcoran and Monika Goodwin were present by invitation. Dick Lockwood, Mark Slicker and Doug Dewar ( homeowners) were present for all but the closed portion of the meeting.

Chairman Preston Miller called the meeting to order at 9:00 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 August 26, September 16, September 17 and September 22, 2008, meetings. Collins and Kaulius proposed two changes to the August 26 minutes and Kaulius proposed an explanation be added to the September 22 minutes. No other changes were required and the minutes were approved unanimously as amended.

Communication Committee Chairman, Collins, gave a committee report. One committee recommendation was to schedule regular GRCA Board meetings and at least one town hall type meeting annually with the members. After some discussion, the Board agreed to regular quarterly rather than monthly meetings since additional meetings could be scheduled as needed and to schedule one town hall meeting annually. The Communication Committee recommended each community with cluster-type mailboxes acquire a bulletin board for posting meetings and other notices. It was noted that three communities have no cluster-style mailboxes while three others have more than one. The Board agreed with the mailbox recommendation but the cost responsibility was not finalized. The suggestion to expand the *Gainey Gazette* to permit articles by homeowners, subject to certain regulations, was approved subject to creating the regulations and obtaining Board approval of such standards. Advertising in the *Gainey Gazette* was also discussed but it was tabled for subsequent discussion. The Communications Committee also suggested a common e-mail address for those homeowners who wish to contact the GRCA Board with suggestions or complaints, including a follow-up procedure. Donna Corcoran will arrange for one additional e-mail address to be added for this purpose. After some discussion about the Estate Club Committee's consideration of an Estate Club addition, the Board instructed Miller to write an article recapping the process and the current status.

Chairman Miller invited Corcoran to speak about the proposed changes to the Satellite Association Reserve Investment Policy. Corcoran explained the current investment policy, the

history of some of the provisions and the proposed changes. After some discussion, the Board unanimously adopted the Satellite Association Reserve Investment Policy as amended and attached herewith.

Miller introduced the Closed Circuit Television (CCTV) System specifications prepared by Security Consultant, CSSi. The Board agreed to give the proposal to Jim Funk for evaluation based in his previous experience in that area prior to making any decisions.

The Board next considered the proposed amendment to the GRCA governing documents. Thielen reviewed the process with the Board, noting that the documents will go back to the Governance Committee with the Board's recommendations and changes. The committee will then submit the final draft to the Board for approval. The Board discussed qualifying criteria to become a member of the GRCA Board and Nominating Committee guidelines, increasing both of the number of Board members (from five to seven) as well as term lengths (from two years to three years). The Governance Committee's recommendation that GRCA Board members may not also be simultaneously on Satellite Association boards, since that could create a conflict of interest, was also considered. The Board also discussed establishing qualifications of appointees to the Architectural Committee. Regarding the lots adjacent to the golf course waiver of liability paragraph, Thielen described reasons for not changing the CC&Rs provision at this time, which was approved by the Board. Miller suggested some revisions to Article VIII, Officers and their duties, in the Bylaws as well as empowering the Board to delegate specific responsibilities to staff members. The Board also discussed the methods of distributing the final amended documents to members for approval.

The next Council of Presidents meeting was scheduled for the Board for sometime during the second week of November.

Collins presented an information sheet and survey form to be sent to all Gainey Ranch homeowners regarding GRCA's bulk service agreement with Cox Communications. Prior to any renewal of the contract with Cox during 2009, the Board wants to determine the members' views on renewal or termination. After some discussion, Thielen was instructed to obtain some additional information from Cox prior to mail-out to the members.

The Board next considered the letter from Thomas Cochill (Estates resident), recommending certain policies regarding the nomination and election process of GRCA Board members. After reviewing and discussing each of the points mentioned by Mr. Cochill, the Board requested that chairman Miller send a letter to Mr. Cochill to communicate its response, see attached letter.

Thielen spoke briefly about the challenges of using effluent water for landscape irrigation and answered questions from the Board.

Chairman Miller called for an Executive Session and excused all except Thielen and Funk.

The meeting was adjourned at 11:55 am.

Respectfully submitted,

Monika S. Goodwin  
Administrator