

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
June 27, 2007**

A Board of Directors meeting of the Gainey Ranch Community Association was held Wednesday, June 27, 2007, at 1:00 pm at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

Members Present

Preston Miller
Fran Goldberg
Eugene Kaulius
Shannon Vaughan
Patrick Collins

Fred Thielen, Donna Corcoran and Monika Goodwin were present by invitation.

Dee Bloom, homeowner, was present for a portion of the meeting.

Chairman Preston Miller called the meeting to order at 1:03 pm.

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 April 24 and April 26, 2007, meetings. Collins requested the votes regarding colors for the Greens wall and houses be identified in the April 26 meeting. The minutes of the April 24 meeting were unanimously approved as published and the minutes of the April 26 meeting were unanimously approved as amended. For future minutes, affirmative or negative votes will be identified at any Director's request.

Chairman Miller invited Dee Bloom to speak. Bloom addressed the Board in order to clarify information discussed during the April 26 meeting. When she finished, she thanked the Board and left.

Donna Corcoran reviewed the May 31, 2007 financial report, including a reformatted summary. The Board agreed that the reformatted version is helpful and requested the addition of notes for variance items, if needed. The Board had a few questions for Corcoran, which she answered.

The Board next reviewed the progress of the Perimeter Landscape Project. Thielen reported that AridScape Concepts' bid for the project had unknowingly excluded some of the components, but does not impact phase I. After some discussion, the Board agreed to get an informal bid from Goodman's Landscaping to determine if the corrected bid from AridScape was competitive and acceptable prior to firming up acceptance of any subsequent landscaping work beyond phase 1. Kaulius asked if GRCA was committed to the perimeter landscape installation subsequent to phase 1. When being informed that no contracts have been issued beyond phase 1, he requested the Board have the opportunity to review any proposed additional

external landscaping to consider the cost increase and priorities of the work in accordance with the previously approved landscape plans.

Collins reported for the Communications Committee. During its June 22 meeting, the committee recommended not spending any more money on Channel 22. The Board had a brief discussion, then Goldberg moved to no longer utilize Channel 22 as the Gainey Ranch Community Channel. Collins seconded the motion and it was unanimously approved. Collins next re-introduced the subject of a "letters to the editor" section for the Gainey Gazette. The Board discussed the matter and rejected the idea. A possible "blog" utilizing the website was mentioned as an alternative for use by members instead of the "letters to the editor" concept. The matter of offering a "concierge service" to Gainey Ranch homeowners was discussed. The matter will be revisited when more details are available.

For the next agenda item, Corcoran gave a synopsis of the Wireless Network Survey results to the Board. The Board recommended a letter to all homeowners thanking them for participating, summarizing the results and informing them about the Board's conclusions. Corcoran and Thielen will draft the letter. The Board thanked Corcoran.

Regarding the solution to the connectivity issue, Corcoran recommended Qwest's T-1 technology, possibly supplemented by DSL lines (also from Qwest) and/or limited area fiber optics lines. More details need to be obtained prior to staff making its recommendation to the Board.

Kaulius reported for the Estate Club Committee: The committee considered three architectural firms. The lowest cost estimate (\$9,100 plus hourly rates to attend meetings and participate in field trips), submitted by KD Architects, was accepted. The previously recommended ALTA survey had been deferred since the architect is able to utilize the available plat plan and title company report for the conceptual design, artist's rendering and estimate of cost.

Thielen reported that the amendment (concerning the trash container storage matter) to the GRCA CC&Rs passed by a large majority. The Golf Villas Board, as a result of the CC&Rs amendment, adopted a Rule requiring trash containers be stored in the garages at all Golf Villas homes.

The Board next considered the amended Architectural Committee Rule regarding light reflective values (LRVs). The Architectural Committee proposed changing the building LRV range to a low of 27 to a high of 70 (the previous range was 30 to 70). Although the Board had previously informally approved this proposal, Kaulius moved to ratify the amended Architectural Committee Rule. The motion was seconded and passed unanimously.

The next agenda item was a switching of officers. Currently Kaulius is Secretary and Thielen is Treasurer. It was moved and seconded to name Kaulius Treasurer and Thielen Secretary. The motion was approved unanimously. The reasoning is that Thielen, who is always available, could sign or cosign more documents on behalf of the GRCA

Miller next spoke about the roles and responsibilities of Board Members as well as committee members, emphasizing fiduciary duties.

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

The meeting was adjourned at 3:45 pm.

Respectfully submitted,

Monika S. Goodwin
Administrator