

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
December 8, 2005**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, December 8, 2005, at 8:30 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller

Barbara Daum

Shannon Vaughan

Fran Goldberg

Alan Lezak

Fred Thielen, Carol Collins and Monika Goodwin were present by invitation.

Chairman Preston Miller called the meeting to order at 8:37 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 November 4 and November 9, 2005 meetings. There were none and the minutes were approved unanimously as submitted.

Thielen started the budget review by discussing the 2006 Assessment Calculation cover page. Miller noted that good management is responsible for keeping expenses in line.

The proposed 2006 Budget requires an increase of \$3.00 per month for the residential members, from \$172.00 to \$175.00 (1.7% increase), and a \$3.00 per month increase for the non-residential members, from \$97.00 to \$100.00 (3.1% increase).

Thielen and the Board reviewed the 2006 Proposed Maintenance Man Hours and calculations of the hourly maintenance rates. A discussion ensued regarding temporary hires, work quality and cost benefit analysis in the Landscape Maintenance Department. Daum asked how could Satellite communities control landscape maintenance costs. Lezak noted that GRCA has done so by re-planting, removing old plants and planning for major landscape replacements. Miller suggested that GRCA provide design leadership for Satellites regarding beautification and modernization upgrades. Thielen suggested that GRCA engage a landscape designer, include the designer in the annual Satellite "walk-throughs" with Maintenance management, and allocate the cost to the various communities using the designer's services. The designer would be able to provide guidance and professional information. Daum and Lezak will study this recommendation further.

The Board next reviewed the departmental budgets. Several line items were discussed in detail and additional clarification was provided by Thielen and Collins. Daum said she was very impressed and commended Carol Collins and Fred Thielen for their hard work in preparing the budget. A motion was made and seconded to approve and adopt the proposed 2006 budget as prepared and recommended by management. The motion passed unanimously.

Thielen reviewed the 2006 Satellite Association Assessment Summary. He indicated that he couldn't remember a year where the average increase was lower than the 2006 average 1.8% increase for the Satellite Associations and only 1.7% for the Master Association.

The Board asked about e-mail addresses and sending mass e-mails to our members. Collins explained the relationship between e-mails and the database, the proposed point-of-sale system for the Estate Club and other computer-related projects needing to be done.

The Board next appointed Daum to the Communications Committee for the purpose of reviewing and recommending upgrades. The Board had several comments about current communications: the website should be more interactive, the newsletter is improving but could be more interesting, Channel 22 is too slow and receiving information by e-mail is a homeowner preference.

The Board discussed how best to disseminate the survey results. The Board will determine if the entire survey results or a summary thereof will be posted on the website after Thielen electronically receives them from CCR. Portions of the survey will also be highlighted in the *Gainey Gazette* over a period of multiple months.

Miller proposed to have an "Ask the Board" meeting at the Estate Club which will give homeowners an opportunity to voice concerns and ask questions was approved by the Board. Only questions or concerns submitted in advance by e-mail, fax or regular mail will be addressed. Tuesday, January 31, 2006 at 7:00 pm was selected for the "Ask the Board" meeting.

Barbara Daum and Preston Miller both indicated they will run for another term on the Board of Directors as their current terms expire at the February 22, 2006 Annual Meeting.

A motion was made to post the 2005 GRCA Board meeting minutes on the website and to continue the practice in the future. The motion was seconded and approved unanimously.

The Board next considered the homeowner Architectural Committee candidates to fill the two new positions in the Architectural Committee. Three applications were received, two from full time residents (Bill Boyce and Angelique Dervieux) and one from a part-time resident (Eugene Kaulius), for the staggered terms. A Motion was made and seconded to appoint Boyce to a one-year term and Kaulius to a two-year term effective January 1, 2006. All were in favor and the motion passed unanimously.

Thielen updated the Board regarding the Excellence Program project involving the exterior of the perimeter walls. Plans and specifications are completed and going out to bid. There are four possible bidders. The bids should be back in January and work may start by the end of January. The Board can then decide how to phase the project. It is also assumed that the City of Scottsdale Design Review Committee will approve the plans, which now include the required structural engineering reports.

Thielen also reviewed the beautification efforts of various Satellites. 7400 has engaged Floor and Associates to design landscaping, lighting, building and common element color updates and big modifications and conversions to their pool areas. The Pavilions finished their landscape master plan revisions and are discussing revamping their entry area as phase one, to include modified landscaping, signage and lighting. The Greens are planning changes to their common areas with an emphasis on conserving water through better irrigation techniques. North Meadow II is planning to engage a designer to help re-do their entry area. Golf Villas III has approved new colors and a few homes have been re-painted. Arroyo Vista has also approved new color combinations and is considering changes to their lighting, interior walls and entry area.

Chairman Miller called for an Executive Session and excused Monika Goodwin and Carol Collins. The Board reviewed and approved the 2006 GRCA Compensation package. Details are filed in the Executive Director's office. The compensation review did not change the above 2006 Budget approval.

The next meeting of the Board of Directors will be at 8:30 am on Thursday, January 19, 2006. The meeting was adjourned at 11:47 am.

Respectfully submitted,

Monika S. Goodwin  
Administrator