

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
April 13, 2010**

A Board of Directors meeting of the Gainney Ranch Community Association was held Tuesday, April 13, 2010, at 9:00 a.m. at the Daniel C. Gainney Estate Club, Scottsdale, Arizona.

Members Present

Dick Lockwood
Eugene Kaulius
Shannon Vaughan
Patrick Collins

Jim Funk, Donna Corcoran, Beth Mulcahy, and Monika Goodwin were present by invitation.

Mark Slicker, homeowner, was also present.

Chairman Dick Lockwood called the meeting to order at 9:05 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 Lockwood directed that it be attached to and made part of the minutes.

Chairman Lockwood asked for any changes or corrections to the minutes of the March 16, 2010, meeting. None were required and the minutes were unanimously approved and accepted as published.

Chairman Lockwood introduced the GRCA legal counsel, Beth Mulcahy. Mulcahy spoke about the importance of minutes of meetings, particularly in a legal situation. She also spoke about architectural approval by default; when an applicant is not notified of the committee's decision within a required time frame – often 30 days. After a question and answer session, the Board thanked Mulcahy and she left.

Lockwood asked Donna Corcoran to review the Financial Report. The loan payback is on schedule. GRCA had large cash outlays in January and February. Income shortfall is largely due to unpaid assessments. Expenses are on target. There are eight possible write-offs. The Board briefly discussed the concept of withholding services to units when the owner is in arrears.

Chairman Lockwood reported Tom Cochill's thoughts regarding branding as well as the criteria for committee members. The Board reviewed the various committees, chairs, members and meeting schedules:

Architectural Committee: Patrick Collins, chair, will work with Cochill, alternate chair. Jim Funk, Carole Carson and Karen Epstein are regular members, Lawrence Cohen and Bonnie Gruber are alternate members. A landscape architect, not yet selected, will serve as the regular professional member.

Branding Committee: The Board will wait for Cochill to report regarding the committee.

Maintenance Committee: Eugene Kaulius, chair, members are Funk, Mark Slicker, Don Miller and Scott Williams.

Estate Club Committee: Barry Talley, chair, members are same as last year

Excellence Fund Committee (ad hoc): Mark Slicker, chair, members are Funk, Lockwood, Richard Bowman, Patti Waner, Vern Krier and Dave McKelvey

Government Affairs Committee: Alan Lezak

Image Committee (ad hoc): Collins, chair, members are Bonnie Cochill, Carole Carson and Funk. This committee works through the Architectural Committee.

Security Committee: Cochill, chair, members are Dee Bloom, Dick Seiler, Funk and Ed Gallo.

Tennis Committee: Mike Golombuski, chair, members are same as last year.

Chairman Lockwood invited Collins, chair, to report for the Nominating Committee. The Board reviewed the committee's recommendations for its composition as well as for qualifications of candidates. Collins will revise the criteria and incorporate the Board recommendations.

The Board next considered revising the Estate Club hours of operation during the summer season, beginning May 1. After discussion, it was agreed that the Club will open at 6:30 daily and close at 6:00 pm on Mondays, Wednesdays and Fridays. The Club will close at 4:00 pm on Tuesdays, Thursdays, Saturdays and Sundays. The Board directed Funk to have the days and times of tennis court usage tracked.

Chairman Lockwood invited Donna Corcoran to speak about the Arizona Bach Festival. After a brief discussion, the Board agreed to allow a fund-raising event this fall at the Estate Club.

Funk reported that the Arroyo Vista homeowners approved a special assessment to upgrade the landscape lighting.

Funk explained the Enclave's request for speed humps to the Board. After discussion, the Board approved one speed hump in the southbound lane of Gainey Ranch Road, just north of the Enclave entry area.

After reviewing the additional information provided by Funk regarding security cameras and access software, the Board directed Funk to negotiate for and implement the camera systems and software.

The Board discussed the anticipated impact of HB 2345, HB 2615 and HB 2768. The Security Committee will study the details and make recommendations.

The meeting was adjourned at 11:16 a.m.

Submitted,

Monika S. Goodwin
Administrator