

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
December 6, 2007**

A Board of Directors meeting of the Gainney Ranch Community Association was held Thursday, December 6, 2007, at 10:00 a.m. at the Gainney 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.

Chairman Preston Miller called the meeting to order at 10:00 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 November 8, 2007, meeting. None were required and the minutes were approved and accepted unanimously.

Chairman Miller noted that the first executive session regarding the Greens architectural violation was cancelled since the informal meeting between the GRCA Board and the Greens Board prior to this meeting resulted in the Greens being allowed fourteen (14) days to cure the violation. After a brief discussion, the Board agreed the next board meeting will be at 9:00 am on December 20, 2007 for the primary purpose of appropriately resolving the Greens Board's violation.

The Board next reviewed the 2008 budget package. At the Board's request, Corcoran summarized the current GRCA accounting and database software and connectivity status, including its need to be replaced. The new proposed Yardi software is Internet-based and can only be licensed, not purchased. The Yardi software system installation and conversion, including the necessary connectivity upgrades, will cost close to \$100,000, The licensing fee is approximately \$30,000 annually. After much discussion and several questions to Thielen and Corcoran, Chairman Miller directed the staff to prepare a resolution borrowing the funds needed to implement the new system software from reserves during 2008. The \$98,860 loan will be at zero interest and repaid over two years.

Chairman Miller invited Thielen to review the proposed Project Manager position, salary allocation and scope of work. The Board discussed the salary allocation and indicated that some of the salary should be charged directly to satellites utilizing the services of the project

manager. The Board approved the addition of the Project Manager position effective April 1, 2008.

The Board unanimously approved a \$6.00 per month (3.3%) increase, from \$182.00 to \$188.00, for residential members and a \$2.00 per month increase, from \$105.00 to \$107.00 per membership, for non-residential memberships.

Miller will very soon write a letter to the Gainey Ranch members announcing the December 31, 2008 retirement of Fred Thielen, the GRCA Executive Director. This letter will be followed by the regular, annual letter to the members informing them of the approved 2008 budget and new monthly assessment amount.

The Board briefly reviewed and discussed the report comparing each of the Satellite Associations 2008 assessment amounts with 2007.

Kaulius' two-year term on the Architectural Committee expires December 31, 2007. The Board appointed Kaulius to another two-year term and Kaulius accepted the appointment.

Chairman Miller invited Thielen to talk about the proposed north loop of Gainey Ranch Road landscaping plan, which was included in the 2007 Gainey Excellence Program. Thielen reviewed the scope of the proposed landscape improvements, on the north side of the loop road from the wooden bridge east of the Greens to the area adjacent to the Reclamation Pond and including the area west of Lakeview, across from the North Security Plaza. The quote for the proposed plan from AridScape Concepts is \$66,800. Thielen explained the plan also includes a spruce-up of the areas directly across Gainey Ranch Road from each subdivision entry on the north loop. He also indicated that there were a few items that would be changed on the plan to nominally decrease the cost. Thielen plans to bring the revised plan and final cost proposal to the December 20 Board meeting for review and approval. Once reviewed and approved, the proposed landscape improvements plan will be put out to bid.

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

The meeting was adjourned at 12:10 pm.

Respectfully submitted,

Monika S. Goodwin
Administrator