

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
March 15, 2011**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, March 15, 2011, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

**Members Present**

Dick Lockwood  
Eugene Kaulius  
Patrick Collins  
Tom Cochill

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

Mark Slicker, Dave McKelvey and Don Miller, homeowners, were present for all but the closed portion of the meeting.

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 January 18 and February 23, 2011, meetings. An addition (for clarification) was added about the paint color for the interior of the perimeter wall in the January 18 minutes. No changes were required for the February 23 minutes. Both minutes were approved unanimously.

Donna Corcoran, CPA, reviewed the end-of-February financials with the Board. Accounts Receivable is at nearly \$108,000 and Operating Cash is tight. Likely write-offs total about \$56,000. A loan from reserves might be needed. Corcoran and Funk answered question about maintenance costs and core services. After a lengthy discussion, the Board concluded that further study and an analysis of maintenance cost distribution should be done at a separate meeting, tentatively at the end of April.

Corcoran reviewed the Investment Summary with the Board. She recommended reinvesting the \$50K CD that matures on March 26 with Everbank for another year, and an additional \$50K as an addition to the BNC Bank Flex CD. The Board agreed unanimously.

Chairman Lockwood asked Funk to speak to the Projects Update. Funk reported:

- a. Wall and Iron Painting. The bids are close to projected costs \$145 to \$150K
- b. Security Plaza Painting. A colorist has been retained to make recommendations.
- c. Security Plaza Roofs. \$51K was received from the insurance claim to replace the copper panels.
- d. Estate Club Painting. A colorist has been retained to make recommendations.
- e. Pavilions Upgrade. An alternate entrance will be created and will be used for approximately four weeks.
- f. Scottsdale Truck Routes. A meeting with City traffic engineers will be held at the Golf Clubhouse on March 21. Meeting information is going to owners via e-mail blast and posting on bulletin boards.

Funk asked Corcoran to update the Board about online payments. Yardi is working on flagging email recipients to separate those receiving paper (snail) mail as well as synchronizing email updates between Yardi and ABDI.

The report from the Maintenance Committee is attached.

Mark Slicker, chair of the Excellence Committee, presented the proposed mailing, consisting of a letter, a ballot and a list of supporters. There was a discussion regarding voting. The proposed mail-out was approved by the Board subject to final review by Funk, Slicker and the GRCA's counsel. The Board thanked the Excellence Committee and everyone that worked on the project.

The Board unanimously approved the 2011/2012 Nominating Committee. The chair is Patrick Collins, the two members retained from the 2010/2011 committee are Mark Slicker and Don Miller and the two new members Frank Ellis and Dick Bowman.

The Board also approved the following committees for 2011:

**Architectural:** Pat Collins (chair), Tom Cochill (alternate chair), Carole Carson, Frank Ellis, Rae Love (alternate), Jim Funk, Tim McGough.

**Security:** Tom Cochill (chair), Dick Seiler, Dee Bloom, Jim Funk, Ed Gallo.

**Maintenance:** Eugene Kaulius (chair), Mark Slicker, Don Miller, Dick Bowman, Jim Funk.

**Tennis:** Mike Golombuski (chair), Earlene Nelson, Carole Tucker, Jay Lovelace, Barbara Carter, Andy Stoner.

**Government Affairs:** Alan Lezak, Don Robins.

The Board also created an ad hoc Communications Committee to address issues such as the Cox Communications contract. Members are Jay Lovelace, Dave McKelvey, Dick Lockwood, Jim Funk, Donna Corcoran. Other members may be added and a chair will be selected once the committee meets.

The Board discussed creating an ad hoc committee to address long-term landscape planning.

Funk announced that a Council of President meeting is scheduled for April 13 and submitted a proposed agenda which includes updates about the capital projects for 2011, maintenance crew assignments, water initiative, Estate Club activities, transfer fee update, security construction rule review and the security focus for 2011.

Chairman Lockwood called for an executive session and excused Monika Goodwin and the homeowners.

The meeting was adjourned at 11:45 a.m.

Submitted,

Monika S. Goodwin  
Administrator