

**CORRECTED MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 12, 2007**

A Board of Directors meeting of the Gainney Ranch Community Association was held Monday, March 12, 2007, at 9:00 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.

Miles Davenport, homeowner, was present and asked to address the Board.

Chairman Preston Miller called the meeting to order at 9:03 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 January 18, 2007 and February 21, 2007 Board meetings. None were required for the February 21 minutes. Kaulius asked to have an indication regarding cost-of-living increases added to the paragraph beginning "Thielen reported that the multi-purpose trail . . ." in the January 18 minutes. The minutes were then approved with the addition.

Chairman Miller invited Legend homeowner Miles Davenport to speak. Davenport passed out a well-researched handout about noise and air pollution caused by leaf blowers. Upon summarizing the handout, he offered several ideas about how the problem could be reduced, which included coordination of times, equipment selection, proper operation of equipment according to standards and keeping the equipment updated. Davenport offered to help resolve the problem and gave the Board his cellphone number.

Chairman Miller summarized his views concerning the annual meeting and noted that a few vocal people were disruptive.

Miller prefaced the Communications Committee report by noting that Daniel Pollack, the chairman, had expressed a desire in seeing the projects completed even though he's no longer on the Board. Thielen reviewed the portion of the 2005 homeowner survey pertaining to communications. On a scale from one to ten, communication averaged 7.29: 23% of those surveyed rated communications outstanding or excellent and 45% rated it good. Only 28% thought it was fair or poor and about half of those showed a preference for e-mail or Internet as

a preferred means of communication. Consequently, in general the homeowners are happy with communications.

Collins said communication is a two-way street and he believes there are several PR problem areas:

No avenue for swift and proactive communication regarding issues like roof rats.

No avenue for input from owners before Board decisions are made – no place for a debate.

The “dunning letters” from the Architectural Committee Coordinator generate negative feelings toward the Architectural Committee.

Collins offered the following solutions:

Encouraging more homeowners to serve on committees by using the *Gainey Gazette* to recruit members.

Having more homeowner surveys on various topics and mailing surveys with the monthly statements.

Opening the *Gazette* to articles written by homeowners.

The Board discussed some of the suggestions. Collins will write an article for the next *Gazette* asking for volunteers for several committees.

Miller invited Donna Corcoran to speak about the upcoming wireless network presentation by Wildfire for the Council of Presidents, Board of Directors and Communications Committee at 7:00 pm on March 12 at the Gainey Village Health Club. Corcoran reviewed Wildfire’s history. Corcoran responded to several questions and comments before the Board thanked and excused her.

Collins next spoke about the GRCA Architectural Committee. He thinks there is a lot of architectural control, some of which may no longer be applicable, since Gainey Ranch has changed over twenty years. Also, the two architects on the Architectural Committee often disagree over what appear to be minor issues. He proposed the Committee consist of five Gainey Ranch homeowners with the Executive Director and architects serving as advisors. After the Board discussed this matter, Miller said the Board will continue to tweak the Committee structure and the Committee Rules. Kaulius said one architect is sufficient and crucial. He suggested and made a motion to change the Architectural Committee structure to one architect, Thielen, and three homeowners. One of the three homeowners will be a member of the GRCA Board and will serve as the Architectural Committee chair. He noted that adding too many homeowners may tend to politicize the Committee and he pointed out the advantages of having a professional at the meetings. He encouraged the notion that one of the two architects could function as an alternate member when the other architect can’t be present. The motion was seconded. After some discussion, the motion was approved. The restructuring of the Architectural Committee will be effective May 1, 2007. The Board will review the applications and make a selection at its next meeting. The Board also unanimously ratified Pat Collins as the alternate Architectural Committee member whenever the appointed Board member can’t be present.

Kaulius reported for the Estate Club Facility Study Ad Hoc Committee. The committee is comprised of Eugene Kaulius, Fran Goldberg, Barry Talley, Ed Zito and Fred Thielen. Anne Blazek, Estate Club Director, serves in an advisory capacity. Kaulius reviewed the committee’s goals and objectives. Attendance at social activities is increasing -- 120 attended the annual Holiday Party and 100 attended the Casino Night event. The great room is inadequate for exercise classes. The Fitness Center is not large enough for the equipment and users. There are no private areas for card players or reading. Storage is also insufficient. Most of all, the Estate Club lacks a “club atmosphere.” The committee recommends hiring an architect to

conceptualize the needs and requirements and present the Board with drawings and a cost estimate. The Board approved a \$12K to \$15K budget to be charged to the Gainey Excellence Program for the architect to produce the items on the architect's proposal list. Homeowners could be surveyed and fully informed after more information becomes available. There was discussion. Kaulius will write a subsequent article for the *Gainey Gazette* on the Estate Club Facility Study.

Thielen noted that the GRCA Bylaws require a Nominating Committee for the coming year to be appointed prior to the current year's annual meeting. The 2007 – 2008 Nominating Committee consists of Fran Goldberg (chair), Barbara Daum and Joe Sinsheimer. After some discussion, the Board agreed to add the question, "Have you ever been convicted of a felony" to the application for the GRCA Board.

Collins inquired about the need for a Governance Committee. The Board decided none was needed at this time.

Miller reported for the Security Committee. The Security Committee is comprised of Preston Miller (chair), Robert Henderson, Fred Thielen, Dennis Peloquin (Amer-X Security President) and Captain Ed Gallo. The Committee has discussed cameras and a few new technology devices as potential future security controls. Acting on the Committee's recommendation, the Board determined that either Ed Gallo or Bud Hodges should be on call at all times on a 7 / 24 basis. The Board also recommends sending all security-related warnings or alerts to the Council of Presidents via e-mail.

Thielen spoke about the Maintenance Committee. The Maintenance Committee consists of chairman Alan Lezak, Joan Bald and Scott Williams. Lezak would like to resign and Fran Goldberg volunteered to serve on the Maintenance Committee.

Thielen reported that, regarding the Perimeter Landscape Project, a traffic control permit from the City of Scottsdale at a cost of about \$5,500 is needed in order to erect the temporary fencing, close the sidewalk and use barricades at the corner of Scottsdale Road and Doubletree Ranch Road. He also reported the City is also requiring additional engineering to the planter wall/monument, which would significantly increase the cost. Plant removal is scheduled to start in a few days. A decision concerning the Base Line irrigation option still needs to be made as soon as the logistics and costs are determined.

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

The meeting was adjourned at 11:05 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator