

**CORRECTED MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
January 18, 2007**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 18, 2007, at 9:00 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

Members Present

Preston Miller via telephone
Eugene Kaulius
Fran Goldberg
Daniel Pollack
Shannon Vaughan

Fred Thielen, Donna Corcoran and Monika Goodwin were present by invitation.

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 December 7, 2006 and the corrected minutes of November 6, 2006 meetings. None were required and the minutes were approved and accepted unanimously.

Shannon Vaughan, Nominating Committee Chairman, presented the report of the Nominating Committee (attached). The committee (comprised of Vaughan, Alan Lezak, and John Scheckel) met on January 5, 2007, and nominated Fran Goldberg, Jim Gabriel and Patrick Collins as candidates for the two Board members to be elected by the residential members at the February 21, 2007 Annual Meeting. It was moved and seconded to accept the report of the Nominating Committee. Motion approved unanimously.

The Board discussed the composition of the 2007/2008 Nominating Committee and appointed Fran Goldberg (Chairman) along with Barbara Daum and Joe Sinsheimer. It was determined that, in the event Goldberg was not re-elected, a newly-elected Board member would become chairman and Sinsheimer would step down.

The Board next considered the reinvesting of a \$50K Household Finance Corp. bond and a \$50K Lehman Bros. Bank CD, both maturing during January 2007 into a \$100K CD with Wells

Fargo at 4.95%. After discussion and reviewing several options, it was moved to invest the CD at 4.95% for four years. The motion was seconded and approved unanimously.

The Board next considered the proposed Annual Meeting documents. It was suggested that the Financial Report be streamlined rather than being too long and detailed. Homeowners requesting detailed information would be invited to make an appointment with the Director of Finance. The Board discussed "Board of Directors Reports" and "Management Reports" listed on the Annual Meeting Agenda. The Board added a fourth item, Security, to the Management Reports, which will be given by Captain Ed Gallo or Preston Miller. A word was misspelled in Fran Goldberg's biography (Dearborn). The Board unanimously accepted the proposed Annual Meeting documents with that correction.

Daniel Pollack reported that the Communication Committee will meet at 9:00 am on Tuesday, January 23. There is no reportable progress regarding the change of website providers. Pollack spoke about changing Channel 22 to a video format however, that will require an amendment to the contract with Cox Communications. Currently the use of Channel 22 is limited to a character generator.

Thielen reported that he recently found out that the multi-purpose trail at the eastern perimeter of Gainey Ranch, from the north end of the Rotary Park to Mountain View Road, which is owned by the GRCA, was never dedicated to the City as the developer intended per Tract Declaration. Thus, the GRCA has been maintaining the trail for years. After a lengthy negotiation with the City of Scottsdale and Thielen, an agreement has been reached. The City will pay GRCA \$10K annually to continue maintaining the trail and the GRCA will dedicate the trail to the public in the form of an easement. The maintenance agreement and dedication documentation will be prepared by the City for GRCA's review and comment. The rate paid by the City per square footage maintained shall change annually to equal the costs that would have been incurred by the City in maintaining the landscaping pursuant to the City's standards for its semi-arid multi-use paths.

Thielen next reported that the city had finally approved the Perimeter Landscape Plan. The two huge Eucalyptus trees at the corner of Doubletree Ranch Road and Scottsdale Road have already been cut down. Thielen will write an article for the *Gainey Gazette* to update the members on this project.

Regarding the Architectural Committee Structure agenda item, Kaulius suggested tabling the discussion until the next Board meeting.

Regarding the Estate Club Facilities Study, Kaulius spoke about upgrading the Estate Club and the need for a study to identify needs and benefits, both long-term and short-term. He suggested approving an expense of \$10K to \$15 to engage an architect to participate in the visioning process and to draft any preliminary plans and drawings to present to the Board, Council of Presidents and homeowners. An expenditure of up to \$15K to hire an architect was moved, seconded and approved. This cost will be charged to the Gainey Excellence Program

reserve account. The preliminary outline of the Estate Club Facility Study was also approved by the Board.

Goldberg spoke briefly about the benefits and concerns of the CAI (Community Associations Institute) newsletter and other CAI publications and the Board decided to retain its membership in CAI.

Chairman Miller called for an Executive Session.

The Board reconvened. It was moved, seconded and approved to accept the 2007 Management Bonus package as proposed. Details are filed with the Executive Director.

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator