

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 6, 2006
Revised**

A Board of Directors meeting of the Gainey Ranch Community Association was held Monday, November 6, 2006, at 8:30 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

Members Present

Preston Miller
Eugene Kaulius
Daniel Pollack
Fran Goldberg (via telephone for a portion of the meeting)

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

Chairman Preston Miller called the meeting to order at 8:34 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 August 3, 2006, meeting. No changes or corrections were required and the minutes were approved as published.

Thielen and the Board reviewed the 2006 Reserve Account Status (attached) as well as the 2007 Reserve Study Summary (attached). The Board discussed the need to soon replace the original accounting software programs and funding for that project, which has been included in the 2007 Reserve Study. Management is encouraged to move ahead with accounting software, even if the cost is not yet fully funded. Thielen next reviewed the Capital Expenditures Reports, both the 2006 Status (attached) and the 2007 projected expenses (attached). The Board tentatively approved the 2007 Reserve Study and Capital Expenditures reports but deferred final approval until the remaining 2007 budget components are reviewed at the December 7 meeting.

Miller suggested the Board accept the Executive Director's Annual Compliance Reports without a detailed review of the items and the Board agreed. These items included the Annual Inspection reports/forms for all Gainey Ranch improvements maintained by the GRCA, a work ticket aging report covering approximately 4000 annual work orders and a related work order summary report.

Fran Goldberg joined the Board via telephone to discuss the 2006 Excellence Program Report. Thielen reported that the City of Scottsdale approved the plans but, to obtain a permit, construction documents must be reviewed by various City departments and that process is expected to take four weeks. Then an additional three weeks is allowed for any required

changes to the plans to be completed and resubmitted for departmental review/verification. The review fee is \$600+ per page and with sixteen (16) pages of documentation, the cost would be about \$9800. By reducing the number of pages to a bare minimum by consolidating the plans, the fee will be \$ 3800.

The Excellence Program financial status: \$250K is available for the project. The projected cost during July 2005 for Phase I was \$293K but with a \$6,800 cost increase plus the various City of Scottsdale fees the projected cost is now \$313K without the partial upgraded irrigation system option. GRCA does not yet have a proposal for the computerized baseline irrigation system.

The possible Estate Club front desk modification proposal was discussed next. Thielen showed the Board the tentative plans. The large refrigerator would be moved to accommodate a desk for the new part-time Social Events Coordinator. The Social Events Coordinator position would be for about thirty (30) weeks, fifteen (15) hours per week. Approval is pending based on the final 2007 budget review on December 7 and confirmation that the additional work station is needed upon finalizing the reorganization plans.

Thielen informed the Board about the details of Jason Metz's resignation as Estate Club Tennis Pro and Manager. He also reviewed the Club's reorganization plans.

Daniel Pollack briefly reported on the Communications Committee's activities: a possible website host has been located and the Communications Committee is exploring alternative uses for Channel 22.

Preston Miller, speaking for the Security Committee, noted that Dennis Peloquin, Amer-X Security President, was a good resource to stay abreast of technology changes. Dennis is a Security Committee member.

The meeting was adjourned at 10:59 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator