

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
March 16, 2005**

A Board of Directors meeting of the Gainey Ranch Community Association was held Wednesday, March 16, 2005, at 8:30 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

Members Present

Preston Miller
Barbara Daum
Fran Goldberg
Alan Lezak
Shannon Vaughan

Fred Thielen and Monika Goodwin were present by invitation.

Chairman Preston Miller called the meeting to order at 8:36 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 20 and February 23, 2005, meetings. None were required and the minutes were approved and accepted unanimously as published.

Chairman Miller opened the discussion on the Gainey Ranch Facilities Study Proposal from Todd & Associates, which had been mailed to the Board in the agenda packet. Thielen explained that the Estate Club facility was inadequate for some uses, according to input from both management and a number of residents, and that a facilities study is needed to complete GRCA's common area planning, considering we now have plans for most of the landscape makeover. The Board's discussion focused on getting results from a market research company about the wishes of the homeowners before committing funds to a facilities study. Thielen was instructed to locate an appropriate research organization and arrange for a proposal covering an opinion poll of Gainey Ranch homeowners regarding the usage and adequacy of the Estate Club and the adequacy of the Administration Office. The survey should be designed to also determine the specific facilities needs and an evaluation of the perceived role of Gainey Ranch amenities in affecting property values. Upon approval of the research proposal by the Board, and completion of the project by the marketing research company, management and the Board will study the results and then determine any other information still needed to complete the comprehensive Facilities Study.

Chairman Miller asked Barbara Daum to report on the recommendations of the Architectural Control Evaluation Committee. The main recommendation is that two resident members be added to the Architectural Committee for two-year staggered terms effective January 1, 2006 (see attached report). The resident member candidates would have to meet certain

qualifications not yet established and the two new members will be selected by the Board upon completion of the recruitment process. Daum next reviewed a draft of a revised Application Approval Process. It included the approval of the majority of submitted applications by both the GRCA and Satellite Association Architectural Committees. However, certain applications would only need to be approved by the Satellite Architectural Committee, while a few others would only require approval by the GRCA Architectural Coordinator. The details and paper flow information for each category were reviewed and discussed. It was also recommended that no submittal fee be required for those applications not requiring GRCA Architectural Committee review and approval. The above recommendations were all unanimously approved by the Board with the understanding that the final documents be ratified at a subsequent Board meeting.

The Board next discussed the tentative agenda for the Council of Presidents meeting at 4 pm on Thursday, March 31, 2005 (attached). Invitations will suggest that attendees submit additional agenda items, if any, in writing. Also, Thielen has written, at the request of some satellite associations, guidelines for the planning process for satellite excellence programs, which could be handed out at the Council of Presidents meeting.

The Board briefly reviewed the invitations for the Leadership Seminar planned for April 7, 2005 at 4:00 pm at the Estate Club. It was agreed that all board members be invited even though it will be promoted as a seminar for newer board members. The plan is for both GRCA Board members and GRCA staff to present the various agenda subjects.

The Board next moved to renew the umbrella insurance coverage at \$10 million, a decrease from the previous \$15 million, which was originally offered as a great deal even though the amount exceeded our needs. The various cost details and rationale were included in a January 31, 2005 e-mail from Fred Thielen to the Board. The motion was seconded and approved unanimously.

The Board briefly discussed the February 23, 2005 Annual Meeting and there was a suggestion to streamline the process and to include more Board member input. This subject will be further considered when planning for the 2006 Annual Meeting.

The meeting was adjourned at 10:30 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator