

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

A Board of Directors meeting of the Gainey Ranch Community Association was held Monday, May 16, 2005, at 9:00 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Barbara Daum  
Fran Goldberg  
Alan Lezak

Fred Thielen and Monika Goodwin were present by invitation. Carol Collins, Director of Finance, was present for a portion of the meeting.

Chairman Preston Miller called the meeting to order at 9:37 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 March 16, 2005 meeting. None were required and the minutes were approved and accepted unanimously.

The Board considered the proposal from Creative Consumer Research to conduct a homeowner survey involving about 300 owners. Thielen noted that he had checked the company's credentials and references (copy attached) and all previous users had been very positive. It would be cheaper to conduct the survey via e-mails but telephoning is better since there is the ability to confirm responses and to obtain more information. The board discussed the proposed synopsis of questions (attached) and suggested minor adjustments. Thielen will send a letter to the homeowners announcing the survey and its purpose. Lezak, in a motion, proposed to approve the proposal of \$9,000 for the survey. Motion seconded by Daum and approved unanimously.

The Board next reviewed the tentative schedule for the 2005 Gainey Excellence Program. Thielen reported that AridScape will prepare the working drawings to present to the City of Scottsdale for review. It may take several months to complete the drawings and obtain the approvals. Scott Williams will prepare the specifications and conduct the bidding process as soon as the City's approval is obtained. Bids may be available as early as late August and the Board might call a meeting at that time to review and approve the phase 1 project.

Carol Collins reported to the Board regarding the computer system status and updates. Collins referred to the attached computer-related expenditures and projections. (1) Capital

Expenditures by Department: all are done with the exception of the Estate Club point-of-sale and costs are within \$500 of budgeted amounts. (2) Reserves for Computer: every penny will be used, including the amounts carried forward from 2004, plus more. (3) Repair and Maintenance: addresses mainly hardware items and seems to be correct as stated. (4) Operating Expense: also appears on target with no anticipated changes.

Collins next addressed the investment portfolio status report (attached). The Board ratified the April 20 investment of \$50,000 in a CD at 4.1%, 2-year maturity, with the Western Bank of Puerto Rico. The Board thanked and excused Collins.

The Board reviewed the changes to the GRCA Architectural Committee Rules which had been proposed and discussed at the March 16 Board meeting. A question was raised regarding a source for generating homeowner applicants. The two suggestions were to place an article in the October or November issue of the *Gainey Gazette* and to address the Council of Presidents. After a brief discussion, the Board ratified the rules regarding Homeowner Members and the Application Approval Process and related fee structure. (Attached) These changes are to be incorporated into the Architectural Committee Rules and Thielen will also review and update the entire document for subsequent review and approval by the Board.

Robert Sadler, Arroyo Vista at Gainey Ranch President, suggested that minutes of the GRCA Board meetings be posted on the web site. Information could be posted in the *Gainey Gazette* noting where the minutes are posted on the website. The Board felt this was a good idea if staff were able to present the highlights of the Board minutes.

Chairman Miller called for an Executive Session. Minutes of the Executive Session are in the Executive Director's office.

The meeting was adjourned at 10:55 a.m.

Respectfully submitted,

Monika S. Goodwin  
Administrator