

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 7, 2007**

A Board of Directors meeting of the Gainey Ranch Community Association was held Wednesday, November 7, 2007 at 9:00 a.m. at the Gainey 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.

Chairman Preston Miller called the meeting to order at 9:00 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 October 15, 2007, meeting. None were required and the minutes were approved and accepted unanimously on motion by Kaulius and second by Goldberg.

The Board reviewed options to modify the Scottsdale/Doubletree Landscape Project as requested at the October 15 Board meeting. Thielen gave the cost estimates to increase the plant size and modify the monument sign flagstone color. The Board discussed the options, which included staining the stones, replacing some stones and replacing all of the stones. After discussion, the Board directed Thielen to draft a survey to the Gainey Ranch homeowners, subject to Board approval, to obtain a consensus on this matter.

Kaulius asked for the cost to landscape the north loop of Gainey Ranch Road. Thielen said the estimate is in the \$40,000 range for the section starting from the bridge on the east end and extending to the area across from the North Security Plaza on the west end. Thielen noted that the north loop plan is only intended to fill in some of the gaps, update shrubs and add a few trees as opposed to adding lush, dense landscaping, to a high-visibility area where landscaping is the focal point.

Chairman Miller gave the Security Committee report (attached). The Security Committee, after meeting with the realtors who are also Gainey Ranch homeowners, recommended modifying the open house procedures to allow prospective buyers to travel to open houses unescorted and the use of additional standard Gainey Ranch open house signs in certain stipulated locations. The committee also recommended adoption of a FOR SALE sign amendment requiring a standardized Gainey Ranch sign, similar to signage used at Ancala, with a paper

product equivalent for condominiums. Thielen recommended polling the Council of Presidents before changing the open house procedures and the Board agreed. Miller suggested obtaining a design for the standard FOR SALE signage and adopting rules for its use along with implementing the amended open house regulations by February 1, 2008 and the Board agreed.

Goldberg gave the Maintenance Committee and Estate Club Social Sub-Committee reports.

Kaulius recommended hiring an architect to assist in the review of the Architectural Committee Design Guidelines and Standards. He said the perspective of an outside professional will be helpful to examine the "Gainey Ranch look." Thielen recommended no changes to the Architectural Committee Design Guidelines and Standards until after an outstanding architectural control violation regarding house/wall color is resolved. The matter was tabled for subsequent action.

Thielen, Corcoran and the Board reviewed the 2007 Reserve Account Status (attached) as well as the 2008 Reserve Study Summary (attached). Donna Corcoran explained the proposal to acquire the license for the Yardi computer update/upgrade software (\$30,500 annually) and the installation cost to implement the new software for the computers and to resolve the connectivity problem (approximately \$98,000). Thielen reported that funding for the tennis court reconstruction was added to the reserves in 2008 since its remaining lifetime is expected to be twenty years from now. Thielen next reviewed the Capital Expenditures Reports, both the 2007 Status (attached) and the 2008 projected expenses (attached). The Board tentatively approved the 2008 Reserve Study and Capital Expenditures reports but deferred final approval until the remaining 2008 budget components are reviewed at the December 6 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 3900 annual work orders and a related work order summary report.

The Board directed that staff post the agenda on the website approximately one week before each Board meeting.

The meeting was adjourned at 11:10 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator