

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
April 14, 2009**

A Board of Directors meeting of the Gainney Ranch Community Association was held Tuesday, April 14, 2009, at 10:00 a.m. at the Daniel C. Gainney Estate Club, Scottsdale, Arizona.

Members Present

Preston Miller
Eugene Kaulius
Shannon Vaughan
Patrick Collins
Dick Lockwood

Jim Funk, Donna Corcoran and Monika Goodwin were present by invitation.

Doug Dewar and Roy Thompson, homeowners, were present as well as Beth Mulcahy, GRCA's General Counsel.

Chairman Preston Miller called the meeting to order at 10:00 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 invited the two homeowners to address the Board. Roy Thompson commented on Club staffing and left. Doug Dewar had questions about the Estate Club losses. Miller advised that this would be addressed by Donna Corcoran's financial review, per the agenda.

Chairman Miller asked for any changes or corrections to the minutes of the March 17, 2009, meeting. An additional sentence for clarification was added and the minutes were unanimously approved as amended. The Board will review, by e-mail, future minutes in their draft form and suggest additions, changes or clarifications as needed in order to make the draft minutes published on the website as accurate as possible.

Donna Corcoran reviewed the current financials with the Board and answered questions. Corcoran noted that the aged receivables through February are \$12 K over budget and it's possible that \$15K might be written off. The Board requested summary only by satellite for the aged receivables, rather than detailed list.

Miller introduced Beth Mulcahy, the GRCA's general counsel. Mulcahy suggested an executive session and excused Mr. Dewar.

The Board reconvened and invited Funk to speak about GRCA's employee benefits. Funk summarized the costs for various current plans and the Board discussed various options. Renewal for the programs is July 1.

Chairman Miller summarized the findings of the Security Committee regarding the monitoring and maintenance of the in-home alarm systems. He reviewed the pros and cons of changing versus staying with the current company. The suggestion of the Security Committee is to utilize a.p.i. for monitoring and Bonds for maintenance. The Board unanimously approved awarding the contracts to a.p.i. and Bonds effective June 1, 2009. Funk will handle the letter and other information to the homeowners regarding the change.

The Board next considered the proposed amending of the governing documents. After a lengthy discussion, the Board agreed unanimously to limited the amendments to removing the references to the developer and bringing the documents into agreement with state and federal laws and statutes; and to revise the number, terms and qualifications for directors. Funk will contact attorney Don Dyekman to make the changes.

The Board also wishes a clarification as to who votes on special assessments from the GRCA's general counsel.

The next four agenda items were informational in nature and required no discussion or action by the Board.

The Board unanimously approved \$7200 to buy exterior grade bulletin boards for various satellite communities. Security will be tasked with posting information on those boards.

Miller invited Mr. Dewar to speak. Dewar said there was no rush to amend the governing documents. Miller thanked Mr. Dewar and asked for a motion to adjourn the meeting. The motion was made, seconded and approved unanimously.

The meeting was adjourned at 12:05 pm.

Respectfully submitted,

Monika S. Goodwin
Administrator