

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
November 10, 2009**

A Board of Directors meeting of the Gainney Ranch Community Association was held Tuesday, November 10, 2009, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Members Present

Preston Miller
Eugene Kaulius
Patrick Collins
Dick Lockwood

Jim Funk, 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 September 22, 2009, meeting. None were required and the minutes, as published, were approved and accepted unanimously.

Chairman Miller invited Dick Lockwood, chairman, to speak about the work of the ad hoc Dues Comparison Committee. Lockwood reviewed the various sources and processes the committee utilized to yield a comparison of fees and services of various upscale communities in the valley. The Board discussed the results. Lockwood suggested listing the committee members and some of the information gathered by the committee in the *Gazette*. The Board concurred.

Donna Corcoran reviewed the September 30 financials with the Board and answered questions. 2009 looks better than 2008 and \$110K better than budget.

Corcoran next reviewed the 2009 GRCA Reserves with the Board. She explained that 2009 funding of reserves from depreciation was projected to be under budget because many assets are now fully depreciated. Reserve funding from depreciation will decrease in the next few years as even more assets become fully depreciated. She further mentioned that management reevaluated each reserve line item and determined that many could be eliminated.

Next she discussed the 2010 GRCA Reserves Review. The Total Reserve Requirement for 2010 is up to \$346,413 from \$291,618 in 2009.

Since Lockwood has to leave before the meeting is finished and wishes to be part of the discussion of Funk's 5-year capital plan, Miller invited Funk to speak. Funk reviewed several items with the Board. After seeing and discussing the Estate Club Initiative, a motion was made to lease, for three years, thirteen pieces of fitness equipment for the Estate Club. The motion was seconded and approved unanimously.

Dick Lockwood excused himself and left.

Corcoran and the Board reviewed the 2009 Capital Expenditures Projections and Variance Reports as well as the 2010 Capital Expenditures Budget Review. \$15,450 is budgeted for 2010, approximately \$2000 less than 2009. The Board deferred its approval of the 2010 Reserve Study and Capital Expenditures reports until the remaining 2010 budget components are reviewed at the December 2 meeting.

The Board next considered the updates to the GRCA Architectural Guidelines. Patrick Collins pointed out the changes affecting fees as well as courtesy letters and notices of violation. After a brief discussion, Section 5 (Security) was deemed superfluous in the Architectural Guidelines. A motion was made to adopt the GRCA Architectural Guidelines, minus Section 5, as revised. The motion was seconded and approved unanimously.

The Board reviewed the proposed agenda for the November 18 Council of Presidents meeting. In addition to the proposed items, the Board suggested presenting the findings of the Dues Comparison Committee to the Council.

Regarding Funk's 5-Year Capital Plan draft, the Board asked Funk to organize the plan by priority and year of implementation.

The Board briefly remarked on the letters from homeowners and staff performance awards.

Chairman Miller invited Funk to talk about the work of the Image Committee. The committee viewed the walls adjoining the golf course as well as the wrought iron fencing and the interior and exterior of the walls separating Gainey Ranch from the public. The major drive is to establish a BRAND. Funk suggested obtaining an estimate to engage a professional who could take committee suggestions and help to establishing an image (brand) for Gainey Ranch. The Board asked Funk to obtain an estimate.

Chairman Miller called for an Executive Session and excused Monika Goodwin and Donna Corcoran.

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,

Monika S. Goodwin
Administrator