

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
September 16, 2008**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, September 16, 2008, at 5:00 pm. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Fran Goldberg  
Eugene Kaulius  
Shannon Vaughan  
Patrick Collins

Fred Thielen and Monika Goodwin were present by invitation.

Homeowners John Adams, Bob Frutman and John Day, were present for all but the closed portion of the meeting.

Chairman Preston Miller called the meeting to order at 5:05 pm. He stated that the primary purpose of the meeting was the possible selection of an Executive Director from the final candidates interviewed earlier that day.

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 called for an Executive Session, explaining that the Board would be discussing compensation, and excused Monika Goodwin and the homeowners.

Homeowner Frutman left and homeowner Kathy Shocket arrived while the Board was in Executive Session.

Chairman Miller reconvened the meeting at 5:24 pm.

Motion: Offer the Executive Director position to Jim Funk at the compensation level discussed in the Executive Session. The motion was seconded and approved unanimously.

Kaulius thanked the Executive Director Search Committee for a job well done and wants to inform all homeowners of the process, which began in May of 2008. The Board directed Thielen to prepare a newsletter article informing the homeowners about the process.

Motion: If Jim Funk turns down the offer, it will be made to the other candidate (whose name shall remain confidential). Motion was seconded and approved unanimously.

Thielen distributed a \$6,300 proposal from Corporate Security Specialist, Inc. (CSSi) to develop the specifications and to oversee the bidding process for the security system maintenance and

monitoring contract, currently performed by Amer-X Security, Inc. The Amer-X contract expires December 31, 2008. The Security Committee recommends using CSSi for this purpose. Motion: Thielen to present a counteroffer to CSSi at \$5,000. Motion was seconded and approved unanimously.

Chairman Miller invited the homeowners to address the Board after the meeting.

The meeting was adjourned at 5:37 pm.

Respectfully submitted,

Monika S. Goodwin  
Administrator