

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
January 19, 2006**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, January 19, 2006, at 8:30 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

Members Present

Preston Miller
Barbara Daum
Fran Goldberg
Alan Lezak
Shannon Vaughan

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

Chairman Preston Miller called the meeting to order at 8:34 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 December 8, 2005, meeting. None were required and the minutes were approved and accepted unanimously.

Lezak, Nominating Committee Chairman, presented the report of the Nominating Committee (attached). The committee (comprised of Lezak, Mary Jacobs and Daryl Nagel) met on January 4, 2006, and nominated Barbara Daum, Eugene Kaulius and Preston Miller as candidates for the directors elected by the residential members and Shannon Vaughan as the candidate elected by the non-residential members. It was moved and seconded to accept the report of the Nominating Committee. Motion approved unanimously.

The Board discussed the composition of the 2006/2007 Nominating Committee and appointed Shannon Vaughan (Chairman). Along with Alan Lezak and John Scheckel.

Daum made the following motion: At a future meeting of the GRCA Board, the possibility of adding more directors to the GRCA Board will be discussed and considered. The motion was seconded and approved unanimously.

The Board next considered the Investment Portfolio (attached) and Carol Collins was asked to join the meeting. Thielen pointed out that the FDIC coverage limit is \$100,000 and, even though the report indicates two Capital One CDs totaling \$180,000, it is okay because one is invested in the bank and the other in the Federal Savings Bank. Collins noted that the uses figures, on the 5-year Summary of Reserve Account Projected Sources and Uses, are conservative estimates of the Reserves expenditures. Collins and Thielen answered questions and recommended to invest \$100,000 in a Wells Fargo CD maturing in 2010 at 4.75% yield. It was so moved and seconded, and passed unanimously. It was noted that the CD rates were better than the high-rated corporate bonds. It was further noted that later during 2006 we have two corporate bonds maturing, each with a \$50,000 maturity value, and that we will make a recommendation to the Board for reinvestment closer to the maturity date.

Daum reported for the Communications Committee. She said that websites of other homeowner associations were reviewed at and that the GRCA website compared favorably.

Miller reported on a meeting he and Collins attended with DSA (Data Systems of Arizona) to develop mass e-mail availability by utilizing members' e-mail addresses currently in the database. The Board is interested in responding to members' requests, as noted in the Members' Survey, to disseminate mass information electronically. DSA proposes to create a versatile program for GRCA in a six-week time frame at a cost of \$9,955. The program will also allow the GRCA to offer monthly assessment statements and newsletters electronically. After discussion, the Board unanimously accepted the DSA proposal.

It was noted that the GRCA website address as well as a prompt for members who wish to receive information electronically to furnish e-mail addresses to GRCA should be permanently featured in future issues of the *Gainey Gazette*. The Board discussed the "From the Board" section of the newsletter, to determine the type and extent of articles. Daum noted that the purpose/mission and other aspects of the newsletter will be subsequently discussed by the Communications Committee.

The Board next considered the proposed Annual Meeting documents. The Board requested we add "Please submit questions in advance" to the meeting notice. The Board would like to reserve GRCA attorney Burt Cohen as a resource, rather than as a featured speaker at the 2006 annual meeting and agreed we should include a copy of each candidate's application, less personal contact information, in the package mailed to members.

Chairman Miller asked Thielen if any reservations for the January 31 "Ask the Board" meeting had been received. Thielen answered "one," and Miller stated that, if by January 24 (the deadline) insufficient interest continues, the meeting should be cancelled and notice of cancellation should be posted on the GRCA website and channel 22.

The board next discussed the Homeowner Survey. Lezak moved to post both the entire survey plus the executive summary on the website. The motion was seconded and approved after discussion. The survey will be posted in the DOCUMENTS section, Thielen will advise the Council of Presidents and notice will appear in the *Gainey Gazette*.

Lezak moved to not specify the topic of any executive session on the agenda. Daum seconded. After discussion, the Board unanimously approved the motion. (Note: Goldberg had just left the meeting.)

Chairman Miller called for an Executive Session.

The Board reconvened. It was moved, seconded and approved to accept the 2006 Management Bonus package as proposed. Details are filed with the Executive Director.

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

Respectfully submitted,

Monika S. Goodwin
Administrator