

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
September 22, 2008**

A Board of Directors meeting of the Gainey Ranch Community Association was held Monday, September 22, 2008, at 3:00 pm. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Fran Goldberg  
Patrick Collins  
Shannon Vaughan  
Eugene Kaulius via telephone

Fred Thielen, Burt Cohen and Monika Goodwin were present by invitation.

Chairman Preston Miller called the meeting to order at 3:01 pm. 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.

Miller prefaced the discussion by stating that taking over a Satellite Board is an awesome responsibility. After some discussion, the Board determined that, pursuant to Article XII and XIII of the Master Declaration, the Courts Association is failing to perform its functions and duties in a manner consistent with the standards established by other Satellite Associations in Gainey Ranch and/or necessary for the maintenance of the high quality residential development envisioned for the residential areas of Gainey Ranch. The Board, therefore, unanimously adopted a resolution to take temporary control of The Courts at Gainey Ranch Condominium Association until the legality of a Special Meeting of the Courts on September 15, 2008 is determined by a Court of competent jurisdiction or a lawful election of Directors of the Courts Association is conducted. Until further action by the GRCA Board of Directors, Preston Miller, Patrick Collins and Eugene Kaulius will serve as the Courts Board. (Copy of Resolution is attached).

Preston Miller will send a letter to all Courts residents explaining the temporary control by the GRCA Board and the Board's appointment of five Courts homeowners as the interim Courts Management Committee: Mark Slicker (Chairman), Lenny Fromkes, Jim Mercer, Denise McClintic and Michael Stokely. (Copy of letter is attached).

The meeting was adjourned at 3:30 pm.

Respectfully submitted,

Monika S. Goodwin  
Administrator