

**MINUTES OF THE MEETING  
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS  
March 13, 2008**

A Board of Directors meeting of the Gainey Ranch Community Association was held Thursday, March 13, 2008, at 9:00 a.m. at the Gainey Ranch Community Association Administration Building, Scottsdale, Arizona.

**Members Present**

Preston Miller  
Fran Goldberg  
Eugene Kaulius  
Shannon Vaughan  
Patrick Collins

Fred Thielen, Donna Corcoran and Monika Goodwin were present by invitation.

Chairman Preston Miller called the meeting to order at 9:03 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 January 24, February 6 and February 26, 2008 meetings. The minutes of January 24 required a change in the paragraph beginning with "The Architectural Committee reported." Additionally, Kaulius added clarifying language to the minutes of the February 6 meeting concerning a description of the Estate Club expansion process. The February 26 minutes required no changes. The minutes were unanimously approved as amended and corrected and the corrected minutes have been filed in the "minute book" and posted on the website.

Miller recapped the Security Committee meeting, which he chairs. The committee recommended the GRCA consider updating its security program by arranging for a consultant to review the latest video/camera systems available to enhance Gainey Ranch access control. Miller contacted Corporation Security Specialists, Inc. (CSSI) and met with its president, Don Hesselbrock, on site. CSSI submitted a full-scale security assessment consultation proposal. The cost for a complete assessment is \$15,900. The Board requested the Security Committee review the CSSI proposal to determine the services to be included in the security assessment. After more discussion, Kaulius made a motion to allow the Security Committee a budget of up to \$7500 for the total consultant's services.. The motion was seconded and approved unanimously. The Board asked Thielen to contact three companies that install video surveillance equipment and get proposals after the specifications are determined by the Security Committee.

Miller spoke about committees in general and suggested that the Board be copied on all pertinent committee emails and correspondence. The Board next considered establishing two new ad hoc committees: (1) Governance (to review the governing documents) and (2)

Executive Director Search. Thielen recommended attorney Don Dyekman, who specializes in association law. Collins recommended attorney Beth Mulcahy for the attorney to anchor the Governance Committee. For Gainey Ranch homeowner members to serve on the Governance Committee, Kaulius recommended Arnie Brown and Thielen recommended John Levine. For the Executive Search Committee, Miller and Goldberg volunteered to serve. The *Gainey Gazette* will be used to recruit the remainder of both committees. The Board prefers to have members familiar with association documents for the Governance Committee and HR or executive search experience for the Executive Search Committee. After some discussion, it was suggested that the committees should select the chairpersons.

The Board next reviewed the existing committees. Thielen noted that homeowner member Bill Boyce had resigned from the Architectural Committee and that homeowner member Harold Morgan wishes to also resign. Collins volunteered to serve and was accepted by the Board. In response to a recruiting article in the *Gainey Gazette*, applications for the Architectural Committee were received from Vonna Sinsheimer, John Day, Jim Gabriel and John Goesling. After some discussion, the Board recommended that the committee needs to be more user-friendly when enforcing the Rules. The Architectural Committee will consider the applicants and make its recommendations to the Board.

The Estate Club Committee will now be chaired by Barry Tally, who will replace Eugene Kaulius as chairman, but Kaulius will remain on the Estate Club Committee. Other changes will be made concerning the committee membership as it prepares to consider additional recommendations proposed by the Council of Presidents at its February 11, 2008 joint meeting with the Estate Club Committee.

Regarding the Communications Committee, Corcoran noted that while technology is a large part of communications, expertise in technology should not be a requirement for membership. The *Gainey Gazette* will also be utilized to recruit for the Communications Committee. Thielen noted that the 2-year Cox Bulk Rate Service Agreement expires in July of this year and typically would automatically be renewed for another two years. The Board requested that Thielen request Cox renew the Agreement for just one year in order to give the GRCA adequate time to review the technology and determine if the Bulk Service Agreement is still appropriate. The Board briefly discussed website enhancements.

The Maintenance Committee has sufficient members: Goldberg, Collins, Joan Bald, Don Wilson and John Day. The Board discussed the possible overloading of Landscape Maintenance management by various community projects. It was decided to review Maintenance Department needs with the Council of Presidents, including a possible expansion/reorganization of the Landscape Maintenance function and the process to examine the feasibility of outsourcing any landscape maintenance responsibility. The Board would like to schedule a Council of Presidents meeting in early April.

The GRCA/GRGC Interface and the Government Affairs Committees do not need additional members at this time.

Chairman Miller invited Corcoran to speak about the proposed software changes. Corcoran reviewed the unique needs of Gainey Ranch and her search for property management software that could fill those needs at a reasonable cost. The result was that the Yardi software program has the flexibility and was clearly the best to accommodate GRCA requirements. After much discussion, the Board asked Corcoran to find out how many customers Yardi services and to locate a qualified consultant to review the system along with the connectivity requirements to

adequately support the Internet-based Yardi customized program. This would provide a second opinion and confirm that Corcoran's proposal would work best for the GRCA operation.

The Board next reviewed and discussed the Accounts Receivable consisting of unpaid monthly assessments. Corcoran noted the slow economy and increase in the national residential foreclosures has also impacted GRCA delinquencies. The Board requested a discussion of the assessment delinquency situation with the Council of Presidents.

Chairman Miller invited Thielen to update the Board about the status of North Loop Landscape Project. Thielen reported that upsizing 219 plants from 5 gallon to 15 gallon would cost approximately \$15,300 and would exceed the previously-established \$75,000 maximum budget. He suggested selecting only the slow-growing plants as ones to upsize. Regarding landscape contractors, Sage, WT Jenkins and Goodmans are expected to bid on the project and the GRCA will accordingly upsize the plants based on the amount the low bid is under the \$75,000 approved budget.

The meeting was adjourned at 12:20 pm.

Respectfully submitted,

Monika S. Goodwin  
Administrator