

**MINUTES OF THE MEETING
OF THE GAINNEY RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
April 12, 2011**

A Board of Directors meeting of the Gainey Ranch Community Association was held Tuesday, April 12, 2011, at 9:00 a.m. at the Daniel C. Gainey Estate Club, Scottsdale, Arizona.

Members Present

Dick Lockwood
Eugene Kaulius
Shannon Vaughan
Patrick Collins
Tom Cochill

Jim Funk, Donna Corcoran and Monika Goodwin were present by invitation.

Mark Slicker and Dick Bowman were present for all but the closed portion of the meeting.

Chairman Dick Lockwood called the meeting to order at 9:01 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 Lockwood directed that it be attached to and made part of the minutes.

Chairman Lockwood asked for any changes or corrections to the minutes of the March 15, 2011, meeting. Stan Lusardi's name was removed from the Architectural Committee and the Rejuvenation Committee was deleted. The minutes were unanimously approved as changed.

Corcoran reviewed the Accounts Receivable Trend Analysis with the Board and noted that approximately \$11K will be written off. The Board next discussed the Maintenance cost structure, which contains a mix of staff and temporary workers. The discussion covered hours, overhead and unpaid time off. Corcoran will provide monthly analyses to the Board.

The Board next addressed the Nominating Committee Guidelines. Collins will rewrite Part C – Qualifications.

Funk presented the Violations Report, compiled by Whitney Benes. The Board was pleased and approved the report, which tracks violations and their resolutions.

Chairman Lockwood asked Funk to speak about long term landscaping plans for Gainey Ranch. A presentation by SBD-studio, the company that has been working with the Hyatt, was proposed. The presentation will take at least an hour. The Board would also like to have at least two additional companies present landscape designs.

Regarding the Excellence Fee amendment vote, Funk reported that the approval rating from residential members is approximately 84%.

Funk updated the Board regarding the status of the walls, iron fencing and security plazas painting project. After extensive discussion, the Board recommended involving a landscape planner to coordinate the exterior upgrades.

Funk next updated the Board about the city's proposed Doubletree Truck Route. He will remain vigilant, monitor City Council actions and keep the community apprised.

Funk spoke about the Pavilions entry upgrade project, which is going well. He noted that the meetings with individual homeowners to get input about their preferences at the units was well received by the owners.

Funk noted that the various bills affecting homeowner associations before the state legislature do not require action at this time. The GRCA is in already compliance with all proposed provisions. The proposed bills were included in the board packet.

Chairman Lockwood called for an Executive Session and excused all except the Board.

The meeting was adjourned at 9:59 a.m.

Submitted,

Monika S. Goodwin
Administrator