

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
MINUTES OF THE MARCH 30, 1999  
ANNUAL MEMBERSHIP MEETING**

In Attendance:       Mandi Larsen, Continental Homes  
                          Karen Lepin & Brenda Miller, Lepin & Renehan Management, Inc.  
                          Terry Van Hilsen, Aztec Landscape Maintenance  
                          Total Homeowner-Owned Lots Represented in Person: 15

The meeting was called to order at 7:05 p.m. by Karen Lepin, Lepin and Renehan Management, Inc., in the Library at Gilbert High School, 1101 East Elliot Road, Gilbert , AZ 85296.

The contracted Landscape Maintenance and Management services approved by the Board of Directors after a competitive bidding process were explained.

Terry Van Hilsen from Aztec Landscape Maintenance discussed the following:

- Terry explained the condition of the property with regards to some weeds which are being treated and the frost damage which is currently being trimmed.
- The landscape company is responsible for changing burned out lights. Any electrical problems need to be addressed to the Management Company.
- So far the dog waste has been at a minimum, however, homeowners should be reminded to clean up their own pet's waste.
- There is a huge problem with vandalism in the area. The tennis courts are receiving the most damage due to skateboarders and vandalism to the nets.
- The tire tracks in the greenbelt areas are from the lighting company and SRP. These companies are to repair any damage done by them when finished.
- Homeowners requested that the tot lots and ramada areas be inspected for weeds.
- With respect to weeds on individual lots, the homeowners were notified that if there are problems with their own landscaping, these issues need to be addressed to the company that installed the landscaping. The empty lots that have weeds accumulating need to be addressed by Continental Homes.
- It was explained to the homeowners that the product used for weeds throughout the Association is water activated. Due to a lack of rain through the winter months, the pre-emergent did not take. Therefore, a post emergent will be needed. Homeowners were encouraged to post emerge their own yards too.
- Homeowners were concerned with the dumping that is going on at the Northeast corner of Val Vista and Chandler. The homeowners were notified to contact the Town of Gilbert regarding this issue so that they are able to address the problem.
- Dupper is the landscape company that is installing the original landscaping for Continental Homes. Due to the temperatures remaining above 70 degrees in June, the turf areas will begin to green.

Terry Van Hilsen left the meeting at 7:30 p.m.

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Karen Lepin from Lepin and Renehan Management, Inc. discussed the following:

- Hope Capodiferro (Lot # 132) expressed the need to have holiday decorations addressed. There are still homes with these decorations up.
- A copy of the February 28, 1999 financial statement was provided to those present.
- The Management Company explained that fine revenue is income to the Association. Any refining of the rules is the responsibility of the Board of Directors and if homeowners have any suggestions or additions to the current rules, they should be sent to the Management Company which will then be forwarded to the Board for review.

Mandi Larsen from Continental Homes discussed the following:

- There was a request to have more sand brought in to the tot lots. The current level was expressed to be too low. Continental Homes agreed to look into this.
- Continental Homes explained that the entrances will have monument signs notifying what each division is.
- The lights throughout the Association are being looked into at this time. There was a meeting with the field superintendent and since the lights are "dawn to dusk" lights, the problem cannot be checked until nighttime. Continental Homes is working on the problem.
- The original Association plans will need to be reviewed regarding lights at the play courts and at the tot lights. If these plans include lights, Continental Homes will install the lights. If the plans do not include lights, it will be the Association's responsibility.
- Homeowners were interested in having water fountains installed in the park areas. The Developer Board will look into the prices and the pros and cons of such an installation. Possible disadvantages of such installations is the issue of vandalism and anything that is installed throughout the Association, will be the Association's responsibility (including but not limited to vandalism and maintenance).
- Continental Homes will not be installing a swimming pool at the Association. The size of the swimming pool would not be able to accommodate the size of the Association. There is also extra liabilities to consider with this type of installation. However, when the Developer Board turns over the Association to the homeowners, if there is a large interest regarding the issue, the Association could approve a special assessment to install a swimming pool.
- The issue of parking violations was discussed. It was explained that parking in the street is a violation of the CC&Rs. It is the intent of the Declarant to eliminate on-street parking as much as possible. Vehicles should be parked in garages, carports, driveways and other areas designated by the Association. Homeowners are encouraged to use the provided parking violations forms to help identify and communicate parking problems, especially during the night time due to the Management Company not being on the property at that time.

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- Diane Cassens (Lot # 220) explained that she received something in the mail regarding the sharing of the Gilbert Ranch Association park with surrounding properties. Continental Homes explained that this is not something approved by them. Zoning issues that homeowners have should be addressed to the Town of Gilbert.
- Barry Harkness (Lot # 587) brought up the issue with the City Planning Department regarding opening the walls along the canal by installing wrought iron. He would like to prepare a petition opposing this change to the Town of Gilbert. Homeowners may contact Mr. Harkness at 480-899-6766 regarding the issue. Homeowners' opinions on this issue need to be voiced to the Town of Gilbert. Mandi explained that she was unfamiliar with the topic, so she would have to research the issues further.
- It was explained to the homeowners that any decorative item that will remain at a location on their property, will need to be submitted for (this includes chairs, decorative sun faces, etc...).

There being no further business to come before the meeting, it was adjourned at 9:00 p.m.

Respectfully,

Brenda Miller, Acting Secretary