

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 11, 2000**

Present: Diane Cassens, Mark Hess, Bill Montgomery, Wes Sparling and Pat Thielen

Also Present: Brenda Miller, Lepin and Renehan Management, Inc.

Guests: Jon Bartlett, Joanne Garner, Chris Hart and Larry Morgan

The meeting was called to order at 6:05 p.m. by Bill Montgomery at the Mesquite High School, 500 S. McQueen Road, Gilbert, AZ 85233. Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

Jon Bartlett was given the floor. He provided brochures on various companies and services that the Board might be interested in (including but not limited to Neighborhood Link, Town of Gilbert Grant Fund, a newsletter company and a management company).

Joanne Garner, Chris Hart and Larry Morgan were interested on serving on committees.

RESOLVED: To appoint the following committees to serve for the coming year:

Architectural Committee:

Wes Sparling Pat Thielen
Joanne Garner Larry Morgan
 Brenda Miller

Landscape Committee:

Diane Cassens Mark Hess
 Joanne Garner

Newsletter/Communications Committee:

Chris Hart Wes Sparling

Social Public Relations Committee:

Pat Thielen Chris Hart
 Stacey Bartlett

Street Parking Committee:

Wes Sparling

RESOLVED: To approve the minutes of the March 3, 2000 Annual Meeting and March 7, 2000 Board Meeting, as written.

RESOLVED: To accept the Financial Statement for month ending February 29, 2000, subject to audit.

RESOLVED: That when vandalism occurs in the Association, Management is to send a letter to neighboring residents asking for any information they may have on the incidents and requesting their assistance in reporting vandals to the police.

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FURTHER

- RESOLVED:** Unless it is a safety issue, prior to replacing or repairing any damage, the Board will look at corrective measures that may be taken to prohibit such future damage.
- RESOLVED:** For Management to obtain costs to have the tennis court nets replaced with chain link, locks put on the tennis court and 678 keys to the lock and any other alternatives for the volleyball net that would cut down on vandalism to it.
- RESOLVED:** To remove Karen Lepin from Lepin and Renehan Management, Inc. from the Architectural Committee.
- RESOLVED:** That any architectural submittals that may set a precedent, be reviewed by the Architectural Committee and the Board.
- RESOLVED:** To render decisions as follows on the following precedent-setting Architectural Submittals:
- Lot # 41 – Approve – Light pole, must at all times be painted to match the dwelling.
 - Lot # 130 – Approve – Additional stone added to the home around the garage.
 - Lot # 597 – Approve – Awning colors on Play Structure
 - Lot # 614 – Approve – Driveway extension provided that no RV's are parked or stored on it.
 - Lot # 636 – Approve – Concrete extension
 - Lot # 636 – Disapprove – fountain – brochure or photo is needed including specifications
 - Lot # 636 – Disapprove – patio cover – must match dwelling in texture and color
 - Lot # 654 – Disapprove – white picket fence – will set precedent and does not conform with the community
- RESOLVED:** Management will obtain cost estimates for “Dog Waste” signs and consult with the landscaper on approximately how many are needed.
- RESOLVED:** To send a copy of the letter received from Lot # 558 (Herold) regarding the common area landscaping to Aztec Landscape Maintenance and request a written response for the next Board Meeting.
- RESOLVED:** To give an extension until June 30, 2000 to Mr. and Mrs. Lavelle (Lot # 578) to finish the installation of the front yard landscaping.
- RESOLVED:** To give an extension until May 1, 2000 to Mr. Mark Turner (Lot # 626) to finish the installation of the front yard landscaping.

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- RESOLVED:** To respond to Mr. Perry Carter's (Lot # 635) letter regarding various additions to the Association with the following suggestions:
- Common area landscaping committee will look into other suggestions in plants and shrubs for the Association landscaping
 - Installing a wall around the Association will be very costly and may not be approved by the Town of Gilbert, however, the Association will look into it.
 - The pros and cons to installing lighting to the playground areas will be researched.
 - "Slow, Children at Play" signs on town streets are the responsibility of the Town of Gilbert.
 - The Board will look into additional entry monuments however, waterfalls will not be investigated due to the cost.
 - Gated community is too expensive of a process.

RESOLVED: To send a letter to Mr. and Mrs. Minnick (Lot # 638) regarding the 15 gallon Mediterranean Fan Palm explaining that it is the understanding of the Board that the guideline to install a 15 gallon tree in the front yard is to provide height. Therefore the Mediterranean Fan Palm is not within the guidelines and a 15-gallon tree should be installed.

RESOLVED: To accept the proposal received from Farmers insurance agent, Ed Frautschi, for the Association insurance for a total premium of \$4,170.00.

There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Mark Hess
Secretary