

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, AUGUST 8, 2000**

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

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

Absent: Mark Hess

Guests: Terry Van Hilsen, Aztec Landscape Maintenance  
Deann Hansen, Lot # 431  
Demetrios (Jim) Mendonis, Lot # 149

The meeting was called to order at 6:00 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:

**RESOLVED:** To approve the Minutes of the May 9, 2000 Open Session Meeting.

Terry Van Hilsen, Aztec Landscape Maintenance, was given the floor. Terry discussed the vandalism that is occurring to the sprinkler system throughout the Association. Phase 2 and 3 have had only a couple of incidences, however, Phase 1 has had several incidences of vandalism. Crews have tried to screw shut the valve boxes and have taken the handle to the sand volleyball court's valves off due to vandals turning on the sprinklers and leaving them on until the court is filled with water. Approximately 30-40 sprinklers have had to be replaced due to vandalism along with a large amount of money spent for the water that is being wasted.

**RESOLVED:** To send a letter to the homeowners along Ivanhoe Street asking for their assistance in helping catch the people that are vandalizing the sprinkler system and the tennis courts nets in the Association's greenbelt in front of their homes.

Terry also explained that Continental Homes is working with Aztec Landscape Maintenance to get the sprinkler system at the Cobblestone Circle hooked up again and additional plants installed which were damaged when the wall along Williams Field Road was installed. Continental Homes will accept all costs to repair this area, according to Terry Van Hilsen. Terry explained that although some plants have died throughout the Association, the rosemary and lantana that have grown well have filled up some of the vacant spots. There will be a need to replace approximately 20 yucca plants that have died throughout the Association though.

Terry Van Hilsen left the meeting at 6:25 p.m.

Mrs. Deann Hansen was given the floor. Mrs. Hansen is concerned with the playground area near her home. This area has attracted several homeowners to "party" there until late in the evening. She would like the Board to consider having curfew signs posted at the playground areas so that the police can be called if people are making excessive noise late at night in these areas.

**RESOLVED:** To obtain further information from the Town of Gilbert and the sign company on posting signs that state a curfew in the greenbelt areas with playground equipment and ramadas.

Deann Hansen left the meeting at 6:35 p.m.

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- RESOLVED:** To accept the Financial Statements for months ending April 30, 2000, May 31, 2000 and June 30, 2000, subject to audit.
- RESOLVED:** To approve the financial statements of the Association for the fiscal year ended December 31, 1999 as audited by Clyde Raymond, CPA.
- RESOLVED:** That the 2000 annual audit and tax preparation be done by Clyde Raymond, CPA.
- RESOLVED:** To prepare newsletters for homeowners on a quarterly basis.
- RESOLVED:** To purchase and post four signs for the tennis court that state "No Trespassing, No Skateboards, Roller Skates, Bikes or Roller Blades..." for a price of \$8.95/each plus installation.
- RESOLVED:** To purchase and post (24) dog waste signs to be posted throughout the Association for an estimated price of \$485.80 plus installation.
- RESOLVED:** That the "No Trespassing" signs for the tennis courts and the dog waste signs be purchased as soon as possible and installed at the same time.

Demetrios (Jim) Mendonis was given the floor. Mr. Mendonis is interested in serving on Committees for the Association.

- RESOLVED:** To appoint Demetrios Mendonis to the Common Area Landscaping, Social/Public Relations and Street Parking Committees.
- RESOLVED:** To recognize that the common area parcels were re-evaluated approved to be valued at \$500.00 after the completion of the application for consideration for Maricopa County by Lepin and Renehan Management.

There being no further business to come before the Board, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Brenda Miller  
Acting Secretary

Mark Hess  
Secretary