

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, NOVEMBER 1, 2000**

Present: Diane Cassens, Mark Hess, Bill Montgomery & Wes Sparling

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

Guests: Charles Tweed, Lot # 355  
Karen Paulsen and David Crawford, Lot # 579

Absent: Pat Thielen

The meeting was called to order at 6:10 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 September 12, 2000 Open Session Meeting.

Charles Tweed, Lot # 355, joined the meeting at 6:10 p.m.

**RESOLVED:** To accept the Financial Statement for month ending September 30, 2000, subject to audit.

**RESOLVED:** For Management to provide a breakdown of the charges that were applied to Maintenance and Repair for the year to date 2000 giving a description of what was done.

Wes Sparling joined the meeting at 6:15 p.m.

**RESOLVED:** To invite Terry Van Hilsen from Aztec Landscape Maintenance to the January Meeting.

**RESOLVED:** To ask that the Social/Public Relations Committee come up with a plan on what and how the funds that have been budgeted will be used.

**RESOLVED:** To approve the bid received from Aztec to bolt down the lids to the valve boxes for a price not to exceed \$150.00.

**RESOLVED:** To approve the replacement of a 15-gallon tree in Phase 1 near Milky Way and Bermuda where a tree recently died and was removed.

**RESOLVED:** To send a letter to Lot # 439 (McHatton) in response to his letter notifying that it is not possible to be removed from the Association and encourage the homeowner to notify the Board in writing or attend a Board Meeting to discuss issues that he is concerned with.

**Gilbert Ranch Homeowners Association  
Board of Directors Meeting  
November 1, 2000  
Page 2**

Charles Tweed was given the floor at 7:00 p.m. Mr. Tweed noticed two sprinkler heads that were broken for some time and after he reported them to the Management Company they were repaired. The Board requested that when these things are noted, that he should contact the Management Company so that the landscaper can be notified.

Mr. Tweed also wished to discuss notices received regarding storing his trash/recycle containers in view. Mr. Tweed requested waiver of his monetary penalty. He did not have room in his garage to store the containers previously but does now. The Board will discuss the issue in Executive Session and respond in writing of their decision.

Karen Paulsen and David Crawford joined the meeting at 7:05 p.m.

Karen Paulsen and David Crawford were given the floor. They would like the Board to reconsider the Architectural Committee guideline regarding storage sheds and allow sheds that are not made of the same materials as the dwelling. The Board notified that the issue is going to be discussed further in the Executive Session and asked that the homeowners be patient until the Architectural Committee and Board come to an agreement on the guideline.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Brenda Miller  
Acting Secretary

Mark Hess  
Secretary