

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 10, 2001**

Present: Diane Cassens, Mark Hess, Nelson Llumiquinga, Bill Montgomery and Wes Sparling

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

Guests: Larry Morgan (Lot # 632), Karen and David Crawford (Lot # 579), Jon Bartlett (Lot # 273) and Andy Helgeson (Lot # 268)

The meeting was called to order at 6:03 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 elect the following Directors to the Offices marked opposite their names:

President:	Bill Montgomery
Vice President:	Diane Cassens
Treasurer:	Wes Sparling
Secretary:	Nelson Llumiquinga
Member at Large:	Mark Hess

Wes Sparling joined the meeting at 6:10 p.m.

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

Architectural Committee:

Chair – Larry Morgan	Jeff Rowland
Crystal Bell	James Russ
Jane Hancock	Wes Sparling
DeAnn Hansen	Jada Trujillo

Landscape Committee:

Co-Chairs – Diane Cassens & Mark Hess

James Collier	Jeff Rowland
Ron Hino	James Russ

Newsletter/Communications Committee:

Chair – Wes Sparling	Andy Helgeson
Chris Hart	Wendy Sparling

Social Public Relations Committee:

Chair – Open	Karen Miller
Sandy Davis	Jada Trujillo

Street Parking Committee:

Chair – Nelson Llumiquinga	Demetrios Mendonis
Becky Caldwell	Wes Sparling

RESOLVED: That the Architectural Committee will suggest changes and/or revisions to the current Architectural Committee Rules to be presented to the Board for review at the June 12, 2001 Board Meeting.

RESOLVED: To remove the following Committee Members opposite their Committee:

Brenda Miller	Architectural Committee
Pat Thielen	Architectural Committee
Joanne Garner	Architectural Committee
Pat Thielen	Social/Public Relations Committee

Gilbert Ranch Homeowners Association
Board of Directors Meeting Minutes
April 10, 2001
Page 2

Jon Bartlett and Andy Helgeson joined the meeting at 6:35 p.m.

RESOLVED: To approve the Minutes of the February 14, 2001 Open Session Meeting.

RESOLVED: To approve the Minutes of the March 20, 2001 Annual Meeting.

RESOLVED: To accept the Financial Statements for months ending February 28, 2001 and March 31, 2001, subject to audit.

RESOLVED: For Management to contact Product Design on obtaining a proposal to stucco and paint a section of common wall at the entrances in Eagle Creek and install lettering to make a sign similar to the existing entrance signs.

RESOLVED: To approve the bid received from AMP to remove the two broken digger toys at the playgrounds for a price not to exceed \$150.00.

**FURTHER
RESOLVED:** To approve Butch Randolph Associates to install two "Climbing Wall with Ring" for an estimated price of \$796/each contingent on the mathematical section of the playground equipment at Rome and Pony be repaired to read appropriately.

RESOLVED: To obtain 1-2 more bids for installation of sand/dirt to fill the two low areas in phase 1 for comparison with the bid received from Land Technics.

RESOLVED: To send a letter to Lot # 626 (Turner) notifying that it has been communicated to the Board that he is sponsoring a softball league that practices in the greenbelt area in Phase 3. A certificate of insurance from his homeowner's insurance policy, with the Association as additional insured must be submitted to the Board. Also notify the homeowner that the current parking conditions for this league is causing a traffic hazard.

RESOLVED: To pend until the Executive Session, the discussion of Lot # 209's (Keller) request for an extension to remove the holiday decorations at the subject property.

RESOLVED: To send a letter to Lot # 626 (Turner) notifying that the Association has hired a management company to contact vendors for incidences like contacting a pest control company for bees on Association common areas. The management company is also available through an emergency pager system after hours.

**FURTHER
RESOLVED:** However, that the Board will reimburse the homeowner the \$55.00 spent at this time, but similar incidences like this in the future need to directed to the Management Company.

DeAnn Hansen was given the floor at 7:22 p.m.

**Gilbert Ranch Homeowners Association
Board of Directors Meeting Minutes
April 10, 2001
Page 3**

Mrs. Hansen is concerned with homeowners using the greenbelt near her property until late at night. The Town of Gilbert Police Department has requested that a letter stating that the Board has given permission to arrest anyone in violation of trespassing and/or curfew. Bill Montgomery will coordinate with Mr. and Mrs. Hansen and management on meeting with the Police Department and Town Prosecutor.

Karen and David Crawford were given the floor at 7:30 p.m.

Mr. and Mrs. Crawford have a storage shed in the rear yard of their property that is currently not in compliance with the Architectural Committee Rules. The Board explained that they need to resubmit the shed including the location in the rear yard with the setbacks to neighboring walls and the color scheme which must match the exterior color of the home or trim.

Jon Bartlett was given the floor at 7:35 p.m.

Mr. Bartlett would like to set up an Internet mailing address list to contact homeowners that are interested in various Town of Gilbert issues, including but not limited to planning and zoning meetings. The Board will assist Mr. Bartlett in distributing the Internet address to the homeowners for their use in being placed on the list.

Karen and David Crawford left the meeting at 7:37 p.m.

Andy Helgeson was given the floor at 7:50 p.m.

DeAnn Hansen left the meeting at 7:52 p.m.

Mr. Helgeson would like to set up a Gilbert Ranch Homeowners Association web site with Neighborhoodlink.com. Mr. Helgeson will coordinate with Wes Sparling on getting the needed information on the website.

Jon Bartlett and Andy Helgeson left the meeting at 7:53 p.m.

RESOLVED: To contact Farmers Insurance to get an extension for the Chubb D&O coverage for 30 days so that other bids can be obtained.

FURTHER RESOLVED: That if an extension is not possible, the proposal for D&O coverage with Travelers for \$2,235.00 will be approved.

RESOLVED: To table the discussion of parking violations forms at this time.

There being no further business to come before the Board, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Nelson Llumiyinga
Secretary