

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, AUGUST 14, 2001**

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

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

Guests: Larry Morgan (Lot # 632) and Tim Sims (Lot # 350)

The meeting was called to order at 6:10 p.m. by Diane Cassens 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 8, 2001 Open Session Meeting.

RESOLVED: To accept the Financial Statements for months ending May 31, 2001, June 30, 2001 and July 31, 2001, subject to audit.

Bill Montgomery joined the meeting at 6:18 p.m.

RESOLVED: To approve the financial statements for the fiscal year 2000 as audited by Clyde Raymond, CPA.

RESOLVED: That the 2001 annual audit and tax preparation be done by Clyde Raymond, CPA.

RESOLVED: To approve the attached addendum regarding the 2002 Budget.

RESOLVED: To send a follow up letter to the homeowners at Lot # 579 asking that the storage shed installed in their rear yard be painted to match their dwelling within two weeks from date of the letter.

RESOLVED: To appoint Amy Jo Sassatelli (Lot # 499) as Chairperson to the Parking Committee.

RESOLVED: To send a letter to Lot # 106 (Monzo) in response to his request to add "No Scooters" to the "No Trespassing" signs at the tennis court area and explain that at this time they will not be adding this to the signs, however, if there are future complaints from homeowners regarding the issue, the Board will look into installing signs explaining that the tennis court is for tennis.

RESOLVED: For Management to obtain information from Continental Homes regarding the time line for warranty work that may need to be done to the common walls that are settling.

FURTHER RESOLVED: To send a letter to Lot # 367 (Voss) explaining that the Board is currently trying to obtain information on the warranties to the common walls throughout the Association and will keep him updated on the situation.

RESOLVED: To send a letter to Arizona Maintenance Professionals (AMP) advising of the Board's dissatisfaction with their installation of the "Dog Waste" signs throughout the Association since many have fallen over and are now missing.

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FURTHER

RESOLVED: To ask AMP to replace the signs that are now missing and re-install the ones that are left.

RESOLVED: To obtain information from sign companies on the recommendation on how signs should be installed in the ground.

RESOLVED: To obtain any information from the Town of Gilbert regarding the future plans for Ray Road, where the common area ends, so that plans for a possible wall in this area can be researched.

Mr. Tim Sims (Lot # 350) was given the floor. Mr. Sims expressed his concerns with parking violations throughout the Association and maintenance of the common area landscaping.

RESOLVED: That the next newsletter will include a section regarding the drinking fountain in Phase 1 explaining to the homeowners that due to the frequency of vandalism to the fountain, the Board is considering removing the fountain and would like to know what the homeowners thoughts are regarding this issue.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Nelson Llumiyinga
Secretary