

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, FEBRUARY 14, 2001**

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

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

Absent: Mark Hess

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 January 9, 2001 Open Session Meeting.

**RESOLVED:** To accept the Financial Statements for months ending December 31, 2000 and January 31, 2001, subject to audit.

**RESOLVED:** For Management to contact Scott Homes regarding their plans for a basketball court near the tennis court area in Gilbert Ranch, asking if a privacy fence is going to be installed as previously discussed with Bill Montgomery.

**RESOLVED:** For Management to provide a bid for a weekly, after-hours inspection of the property to report parking violations.

**RESOLVED:** To approve the bid received from Western Pump Service for a recommended maintenance schedule for all three pump stations for a price not to exceed \$1,935.00.

**RESOLVED:** To contact Western Pump Service for an itemized receipt and written warranty for the pump that was recently replaced.

**RESOLVED:** To send a letter to Lot # 668 (Sanchez) giving an extension until February 28, 2001 to complete their front yard landscaping.

**RESOLVED:** To send a letter to Lot # 677 (Eastep) giving an extension until April 15, 2001 to complete their front yard landscaping or monetary penalties will be attached.

**RESOLVED:** For Management to obtain a bid to install entrance signs for Phase 3 at the Val Vista and Toledo entrance and the Granite and Williams Field entrance.

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Brenda Miller  
Acting Secretary

Mark Hess  
Secretary

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
EXECUTIVE SESSION  
WEDNESDAY, FEBRUARY 14, 2001**

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

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

Absent: Mark Hess

The meeting was called to order at 8:15 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 January 9, 2001 Executive Session Meeting, as written.

**RESOLVED:** To send a letter to Lot # 44 (Cordero) in response to his letter requesting that he comply with the CC&R's regarding street parking and running a business out of their home. The letter will state if the property is not brought into compliance, monetary penalties will incur.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Brenda Miller  
Acting Secretary

Mark Hess  
Secretary