

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, OCTOBER 9, 2001**

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

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

Guests: Karen Lepin, Lepin and Renehan Management, Inc.
Terry Van Hilsen, Aztec Landscape Maintenance

Absent: Wes Sparling

The meeting was called to order at 6:05 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:

Karen Lepin was given the floor. Karen explained the proposed amendments to the current Property Management Agreement.

Karen Lepin left the meeting at 6:15 p.m.

Terry Van Hilsen was given the floor. Terry understands that the Board is currently out to bid for landscape maintenance service. He would like to work with the Board on all items that they feel he has not been doing to their standards. Aztec Landscape Maintenance will increase their crew during the monsoon season so that they do not fall behind on storm damage to trees throughout the Association again.

Nelson Llumiquinga joined the meeting at 6:17 p.m.

Terry Van Hilsen left the meeting at 6:30 p.m.

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

RESOLVED: To accept the Financial Statements for months ending August 31, 2001 and September 30, 2001, subject to audit.

RESOLVED: To approve Nelson Llumiquinga to obtain all information from the Town of Gilbert's Win Grant Program to help with the possible installation of two entry monument signs in Phase 3 and the completion of the block wall along Ray Road in Phase 1.

RESOLVED: To approve the attached 2002 Board Meeting Schedule.

RESOLVED: To obtain information from Arizona Top Seed on the warranty of the re-painting of the stripes to the tennis court area.

RESOLVED: For Management to begin obtaining bids to trim the trees throughout the Association to be reviewed at the January 2002 Board Meeting.

There being no further business to come before the Board, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Nelson Llumiquinga
Secretary