

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 9, 2002**

Present: Diane Cassens, Dan Hilton, Vicki MacLay and Bill Montgomery

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

Absent: Nelson Llumiquinga

Guests: Russell Castle, Lot # 208
Stacey Bartlett, Lot # 273

The meeting was called to order at 6:25 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 elect the following Directors to the Offices marked opposite their names:

President:	Nelson Llumiquinga
Vice President:	Bill Montgomery
Treasurer:	Dan Hilton
Secretary:	Vicki MacLay
Member at Large:	Diane Cassens

Russell Castle joined the meeting at 6:27 p.m.

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

Architectural Committee:

Chair – Bill Montgomery	Travis Irvine
James Russ	Joann Garner
Jada Trujillo	Dan Hilton
Larry Morgan	

Landscape Committee:

Co-Chairs – Diane Cassens & Mark Hess
Vicki MacLay

Newsletter/Communications Committee:

Chair – Dan Hilton
Mary Ann Barnhardt
Karla Edwards
Andy Helgeson
Rebecca Oesterreich

Social Public Relations Committee:

Chair – Jennifer Hilton
Jon Bartlett
Nelson Llumiquinga

Street Parking Committee:

Co-Chairs – Vicki MacLay and Mary Ann Barnhardt
Rebecca Oesterrich
Michelle Fink
Nelson Llumiquinga

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RESOLVED: To approve the minutes of the February 12, 2002 Open Session Meeting, as written.

RESOLVED: To approve the Minutes of the March 19, 2002 Annual Meeting, as written.

RESOLVED: To accept the Financial Statements for months ending January 31, 2002, February 28, 2002 and March 31, 2002, subject to audit.

Russell Castle was given the floor. Mr. Castle explained that he received a letter for street parking. He has no choice but to have at least one vehicle in the street overnight due to the available spaces in his garage and driveway and the number of vehicles. The Board explained that the Police Department will not enforce overnight street parking, however, per the CC&R restrictions, the Association has the authority to enforce it. Mr. Castle would like the Board to review his information and make an exception to the restriction. The Board explained that the issue will be discussed in Executive Session and a letter will be sent to him notifying of the Board's decision.

Mr. Russell Castle left the meeting at 7:05 p.m.

RESOLVED: To approve the revisions to the Architectural Committee Rules as recommended by the Architectural Committee.

FURTHER

RESOLVED: That the revisions be mailed by May 15, 2002 and effective June 1, 2002.

Stacey Bartlett joined the meeting at 7:15 p.m.

RESOLVED: To approve the service agreement received from Trees Plus for tree trimming for the terms as stated in the proposal submitted per the specific timeline and aggregate cost set forth for a price not to exceed \$29,093.00.

Stacey Bartlett was given the floor. Mrs. Bartlett would like to be on the Social/Public Relations Committee and help plan an Association party for fall 2002. The Board requested that she provide a proposal to the Board for the May 14, 2002 Meeting not to exceed \$750.00.

Stacey Bartlett left the meeting at 7:30 p.m.

RESOLVED: To send a letter to Aztec Landscape Maintenance notifying that the water usage at the 2203 S. Val Vista Road meter for the month of March is up and request that it be inspected for possible leaks.

RESOLVED: To approve the estimate received from Land Technics to supply dirt/sand mixture to raise ground elevation in (4) provided locations for a price not to exceed \$1,000.00.

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RESOLVED: For Management to check with the Town of Gilbert on completing the sidewalk along Ray Road where the Association's common area meets with Fincher Farms common area.

RESOLVED: To renew the insurance policies with Farmers Insurance for a price not to exceed \$4,569.00.

RESOLVED: That any payment plan which will bring the delinquent balance current within six months or less is automatically approved without review by the Board of Directors, provided the homeowners complete the Payment Plan Request and Agreement in its entirety and return it to the management company within 30 days from request.

**FURTHER
RESOLVED:** Until the Payment Plan Request and Agreement is completed in its entirety and returned to the management company, assessment collection will proceed according to the published Assessment Collection Policy.

**FURTHER
RESOLVED:** If payment is not received as agreed upon in the payment plan, action to collect delinquent assessments will resume immediately in accordance with the published Assessment Collection Policy.

RESOLVED: To appoint Dan Hilton to go to the management office to sign collection actions and Vicki MacLay to serve as backup.

RESOLVED: To make the requested change to the Amendment to the Property Management Agreement to be revised by Management and provided for approval at the next Meeting.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Vicki MacLay
Secretary