

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, FEBRUARY 12, 2002**

Present: Diane Cassens, Mark Hess and Bill Montgomery

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

Absent: Nelson Llumiquinga and Wes Sparling

Guests: Larry Morgan, Lot # 632
Terry Van Hilsen (Aztec Landscape Maintenance)
Pam Whitaker and Steve Meisenheimer (Trees Plus)
Janelle and Ralph Spilsbury (Tree Doctors)
Douglas Serdinia, Lot # 572

The meeting was called to order at 6:15 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:

Representatives from Trees Plus were given the floor. They had the following recommendations/suggestions:

- Move all emitters away from the tree trunks and shut off all of the watering to the Mesquite and Palo Verde Trees.
- Remove the bracing for the trees that are sturdy enough to do so as most of the trees have outgrown their stakes. They will do this while they are pruning the trees.
- Suggest that Priority 1 trees be trimmed annually or at least every other year.
- Pine trees should be budgeted to be trimmed every 3 years.
- Ash trees should be budgeted to be trimmed every other year to every 3 years.
- Suggest that the multi trunk trees be trimmed, especially along the pathways.
- Work time would be 1-1½ weeks.

Trees Plus Representatives left the meeting at 6:35 p.m.

RESOLVED: For Management to obtain a bid from Land Technics to install boulders along Ray Road to prevent future vehicles from entering and driving into the common area.

Janelle and Ralph Spilsbury from Tree Doctors joined the meeting at 6:40 p.m.

Representatives from Tree Doctors were given the floor. They had the following recommendations/suggestions:

- Once they understand what funds the Association has and what they need, they can set up a rotation for the Association's tree trimming.
- The Priority 1 trees need to be pruned as soon as possible.
- Most of the Priority 1 trees should be budgeted to be trimmed every year.
- The Priority 2 and 3 trees (Ironwood, Sweet Acacias, Ash) should be budgeted to be trimmed at least every 3 years.
- Trimming of the multi-trunk trees can be included in their trimming proposal.
- Work time would be 10 days.

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Tree Doctors Representatives left the meeting at 7:05 p.m.

RESOLVED: To delegate that the Landscape Committee make a recommendation to the Board of Directors on which contractors to use for the Association tree trimming by the April Board Meeting.

Terry Van Hilsen left the meeting at 7:10 p.m.

Douglas Serdina joined the meeting at 7:10 p.m.

RESOLVED: To approve the Minutes of the January 8, 2002 Open Session Meeting.

RESOLVED: To accept the Financial Statement for month ending December 31, 2001, subject to audit.

RESOLVED: That the Architectural Committee will make a written recommendation to the Board of Directors on the amendments to the Architectural Committee Rules by the April Board Meeting.

RESOLVED: To approve the bid received from AMP to install Ell Brackets to the tennis court divider fences for a price not to exceed \$150.00.

Larry Morgan left the meeting at 7:30 p.m.

Douglas Serdina was given the floor. Mr. Serdina is concerned with the great amount of speeding throughout the Association. He would like the Association's assistance with requesting from the Town of Gilbert speed limit signs, stop signs and children playing signs. He would also like assistance in getting the police department involved. He will continue to work with the Town and Police and keep the Board informed. He requested that a flyer be included with the Annual Meeting notice.

RESOLVED: To include with the Annual Meeting notice a letter to the homeowners notifying the importance of a needed quorum and a flyer regarding the need to homeowners to obey the 25 mph speed limits throughout the Association.

Douglas Serdina left the meeting at 8:00 p.m.

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

Nelson Llumiquinga
Secretary