

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, JANUARY 8, 2002**

Present: Diane Cassens, Nelson Llumiquinga and Bill Montgomery

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

Absent: Mark Hess and Wes Sparling

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 November 13, 2001 Open Session Meeting.

**RESOLVED:** To accept the Financial Statements for months ending October 31, 2001 and November 30, 2001, subject to audit.

**RESOLVED:** To request that the Architectural Committee approve in writing the revisions of the Architectural Committee Rules to the Board by the February Board Meeting.

**RESOLVED:** To purchase 8 more dog waste signs and posts for installation throughout the Association.

**FURTHER**

**RESOLVED:** To have AMP install the 8 dog waste signs in concrete and re-install the existing signs in concrete, however, free of charge due to the unsatisfactory installation of the signs previously.

**RESOLVED:** To apologize to Nelson Llumiquinga for the delay in mailing the newsletter which he prepared due to a miscommunication between Bill Montgomery and Management upon receipt of his newsletter.

**RESOLVED:** For Management to send a letter to Aztec Landscape Maintenance asking to inspect the water meters at 2203 S Val Vista Road and 1726 E Tyson Street as the water usage for November is high.

**RESOLVED:** To send the approved Open Session Board Meeting minutes to Jon Bartlett via email so that they can be put on the Association website.

**RESOLVED:** To invite Trees Plus and Tree Doctors to the next Board Meeting to discuss their proposals for tree trimming.

**RESOLVED:** To invite Aztec Landscape Maintenance to the next Board Meeting to discuss any issues with the tree companies on maintenance and care of the trees throughout the Association.

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**RESOLVED:** To send a letter to Lot # 480 (Behm) advising that the Board has approved half of the charges for the bee exterminating (\$87.50) since they were in a party wall, however, in the future, the homeowner must use the emergency system with the management company.

There being no further business to come before the Board, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Brenda Miller  
Acting Secretary

Nelson Llumiquinga  
Secretary