

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MAY 14, 2002**

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

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

Guests: Russell Castle, Lot # 208
Stacey Bartlett, Lot # 273
Dhiru & Hansa Mali, Lot # 631

The meeting was called to order at 6:07 p.m. by Nelson Llumiquinga 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 April 9, 2002 Open Session Meeting, as written.

RESOLVED: To accept the Financial Statement for month ending April 30, 2002, subject to audit.

RESOLVED: To approve the proposal received from Concrete Grinding Company to grind level selected misaligned joints and raised portions of concrete in four locations for a price not to exceed \$250.00.

RESOLVED: To send a letter to Foster Electric notifying that invoice # 143836 in the amount of \$1072.61 was received, however, the Board has disapproved payment of the \$798.00 for outside service work since this is the third time the Association had to contact the contractor for the same work order.

RESOLVED: To approve payment of \$20,425 to Trees Plus for trimming of trees that were approved to be trimmed now.

**FURTHER
RESOLVED:** To hold payment of \$4,680 for tree trimming that was to be done in the fall of 2002 and \$3,628 for tree trimming was to be done in 2003.

RESOLVED: To approve the amendment to the Property Management Agreement, except for Article 7A, Professional Services.

Russell Castle joined the meeting at 7:10 p.m.

Mr. Russell Castle was given the floor. He is upset with the Board's decision to enforce the street parking provision at his property and he will retain legal counsel if needed. The Board discussed various options that homeowner could take so that he is not in violation. Mr. Castle agreed to submit for a concrete addition in his front side yard so that he may use it for parking.

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MAY 14, 2002
PAGE 2**

Mr. and Mrs. Dhiru Mali joined the meeting at 7:15 p.m.

Stacey Bartlett joined the meeting at 7:25 p.m.

Russell Castle left the meeting at 7:35 p.m.

Mrs. Stacey Bartlett was given the floor. She would like to coordinate a Welcome Committee for the Association and the Social/Public Relations Committee. Mrs. Bartlett is preparing a gathering for the Association and will bring the information to the Board for approval.

Mrs. Stacey Bartlett left the meeting at 7:55 p.m.

Mr. and Mrs. Mali were given the floor. They wanted to notify the Board that they are working on keeping their front yard landscaping in compliance on a permanent basis while they are making the move from California to here. Mr. and Mrs. Mali also discussed with the Board any rules for having gatherings/parties at their property, information regarding the flood zones and rules for satellite dishes.

Mr. and Mrs. Dhiru Mali left the meeting at 8:07 p.m.

RESOLVED: For management to send a letter to Lot # 229 regarding the parking of a trailer in the street in front of their property.

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