

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

Present: Diane Cassens, Dan Hilton, Nelson Llumiquinga & Bill Montgomery

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

Guests: Jeff Rowland, Lot # 148

Absent: Vicki MacLay

The meeting was called to order at 6:05 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 October 8, 2002 Open Session Meeting, as written.

Mr. Jeff Rowland was given the floor. Mr. Rowland requested that the Board consider waiving the fine attached to his account for failure to submit for consideration of approval the Basketball Standard installed at his property. The Board notified the homeowner that they would discuss the issue in Executive Session and respond in writing of their decision.

Jeff Rowland left the meeting at 6:12 p.m.

RESOLVED: To accept the Financial Statement for month ending October 31, 2002, subject to audit.

RESOLVED: That Board Members get their articles to Dan Hilton by the January Board Meeting so that the newsletter can be sent to the Management Company by February 1, 2003.

RESOLVED: To send a letter to Stacey Bartlett reminding her that the Board needs receipts for all of the purchases she made for the Fall Festival.

RESOLVED: To send a letter to the parents of the child that is suspected of vandalizing the digger toy at the playground area in Phase 3 notifying them of the charges it cost the Association.

RESOLVED: To request that Brown's Custom Fence send more information regarding their proposal received for the installation of a fence along Val Vista, including but not limited to a photo/drawing of the proposed fence and samples to be used.

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RESOLVED: To pend the proposals received for pest control throughout the Association common areas until the beginning of summer.

RESOLVED: To research wall contractors that can install a decorative wall at the two Phase 3 entrances for sign companies to use to install lettering for "Gilbert Ranch" on them.

RESOLVED: To send a letter to Lot # 102 (Henderson) notifying the homeowner that the Board has currently obtained two bids to repair their common wall and the lowest bid will cost the homeowner approximately \$900.00.

**FURTHER
RESOLVED:** That the Board is continuing to request bids from other contractors that may be less expensive.

There being no further business to come before the Board, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Vicki MacLay