

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

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

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

Guests: Stacey Bartlett, Lot # 273

Absent: Diane Cassens

The meeting was called to order at 6:10 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 September 10, 2002 Open Session Meeting, as written.
- RESOLVED:** To accept the Financial Statement for month ending September 30, 2002, subject to audit.
- RESOLVED:** To approved the attached addendum regarding the 2003 Budget
- RESOLVED:** To approve the bid received from KML Welding to make repairs to the block wall and wrought iron along the canal in Phase 1 for a price not to exceed \$735.00.
- RESOLVED:** To ask Terminex and Truly Nolen to re-bid for treatment of the Association common areas to include the amenity areas and around the dry wells.
- RESOLVED:** To request that SignARama re-bid for installation of two entry signs using their "Gemini" letters for a decrease in the total cost.
- RESOLVED:** To send a letter to Lot # 102 notifying that the Association will make the necessary repairs to the wall, however, the homeowner is responsible for half of the costs due to the wall being a shared wall with the Association.
- RESOLVED:** To approve the attached 2003 Board Meeting schedule.

Stacey Bartlett joined the meeting and was given the floor at 7:25 p.m. Mrs. Bartlett notified the Board of the specifics on the Fall Festival and requested that the landscaper be contacted regarding the sprinklers in the area during the gathering.

There being no further business to come before the Board, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Vicki MacLay
Secretary