

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, SEPTEMBER 10, 2002**

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

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

Guests: Stacey Bartlett, Lot # 273

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 August 13, 2002 Open Session Meeting, as written.

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

RESOLVED: To only reseed the following turf areas for this year and next year:
Phase 3, west of Val Vista near the amenities
Phase 1, north of Ivanhoe near the amenities only

**FURTHER
RESOLVED:** To request Aztec Landscape Maintenance provide a reduction in cost for landscape maintenance fees due to the areas being mowed less often.

RESOLVED: To approve the attached amendment to the Architectural Committee Rules, regarding flagpoles, to be mailed with the 2003 budget information.

RESOLVED: For Management to send a letter to SRP notifying that the Board is in receipt of their letter and offer of \$9,392 for landscaping to visually mitigate offsite views of their generating station however, before the Board can accept the offer, clarification needs to be made on how much money for the next 20 years will be provided to the Association for the maintenance of the vegetative landscaping.

RESOLVED: For the Landscape Committee to schedule a walk through with Aztec Landscape Maintenance to decide on tree replacements and the recommended number of vandalism signs.

RESOLVED: To approve management to purchase as many vandalism signs as recommended by the Landscape Committee and Aztec Landscape Maintenance.

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RESOLVED: That Vicki MacLay will contact someone to remove and not replace the digger toy that has been vandalized at the Phase 3 playground area and dispose of properly.

Stacey Bartlett joined the meeting at 7:15 p.m.

RESOLVED: For Management to obtain bids for the installation of fencing along the common area and street on the west side of Val Vista and two common areas in Phase 2 that lead into an open field using commercial grade wrought iron.

Stacey Bartlett was given the floor at 7:25 p.m. Mrs. Bartlett had the final figures for the expenses for the fall festival to be held in October.

RESOLVED: To mail a check in the amount of \$750.00 to Stacey Bartlett to purchase supplies for the fall festival, provided that all receipts are turned in after the expenses are made.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Vicki MacLay