

**GILBERT RANCH HOMEOWNERS ASSOCIATION
MINUTES OF THE MARCH 26, 2003
ANNUAL MEMBERSHIP MEETING**

The Annual Meeting of the Members of Gilbert Ranch Homeowners Association was held on Wednesday, March 26, 2003, at Mesquite High School, 500 South McQueen Road, Gilbert, AZ 85233.

Directors present were: Diane Cassens, Daniel Hilton, Nelson Llumiquinga, Vicki Maclay and Bill Montgomery. Also present were Laura Heffron and Brenda Miller, Lepin and Renehan Management, Inc.

Guests: Linda Edwards, Town of Gilbert, Planning Manager
Marie Kosman, Town of Gilbert, Neighborhood Services
Tom Jones, Lucas Realty Group
Scott Goddard, Lucas Realty Group

Total Lots Represented in Person: 20
Total Lots Represented by Proxy: 79

The meeting was called to order at 7:15 p.m. by Nelson Llumiquinga.

The Affidavit of Mailing was presented by Brenda Miller who explained that the original would be kept in the Association's Minutes Book at the Management Office. It was also announced to the members present that a quorum had been achieved.

Linda Edwards, Planning Manager, Town of Gilbert, gave a review of future plans around Gilbert Ranch Homeowners Association.

Marie Kosman, Neighborhood Services Specialist, Town of Gilbert, gave a review of services available to homeowners within the Town of Gilbert.

Linda Edwards and Marie Kosman left the meeting at 8:05 p.m.

There was a brief discussion regarding the various Committees for Gilbert Ranch Homeowners Association and the need for homeowner involvement.

By motion duly made, the Minutes of the March 19, 2002 Annual Meeting were approved as written.

A copy of the December 31, 2002 Balance Sheet was provided to those present.

The Board explained that the Association is going to be given funds from SRP for landscaping to visually soften the San Tan Generating Station's offsite views. Trees and shrubs are going to be installed.

The Board also discussed the need for some type of barrier along Val Vista Road leading into the common areas. Due to costs, the Board is proposing to install landscaping instead of fencing in these areas.

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Nelson Lluminguinga called for nominations from the floor for members to be considered for election to the Board of Directors. The following nominations were previously submitted and received from the floor:

Jon Bartlett, Lot # 273
Andy Helgeson, Lot # 268
Chuck Minnick, Lot # 638

By motion duly made, nominations were closed.

Ballots were cast.

Homeowners Mary Ann Barnhart and Benjamin Davis acted as inspectors for elections and collected and counted the ballots.

The following members was elected to the Board of Directors for 3-year terms:

Jon Bartlett, Lot # 273
Chuck Minnick, Lot # 638

There being no further business to come before the meeting, it was adjourned at 9:30 p.m.

Respectfully,

Brenda Miller, Acting Secretary

Secretary