

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, APRIL 9, 2003**

Present: Jon Bartlett, Dan Hilton, Nelson Llumiquinga, Vicki MacLay and Chuck Minnick

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

Guests: Mrs. Sherry Ameri, Lot # 39
Mr. Tim Sims, Lot # 350

The meeting was called to order at 6:05 p.m. by Dan Hilton at Ashland Ranch Elementary School, 1945 S. Ashland Ranch, Gilbert, AZ 85296. Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

RESOLVED: To elect the following homeowners to the Committees noted:

Architectural Committee:

Chairperson: Bill Montgomery
James Russ Larry Morgan Travis Irvine Jada Trujillo
Joanne Garner Daniel Hilton Tim Sims Lee Manning
Chuck Minnick

Common Landscaping Committee:

Chairperson: Diane Cassens
Mark Hess Vicki Maclay Tim Sims James Russ
Nelson Llumiquinga Mary Ann Barnhart

Newsletter/Communications Committee:

Chairperson: Jon Bartlett
Mary Ann Barnhart Karla Edwards Daniel Hilton
Andy Helgeson Rebecca Oesterreich

Social/Public Relations Committee:

Chairperson: Stacy Bartlett
Jennifer Hilton Jon Bartlett Nelson Llumiquinga

Street Parking Committee:

Chairperson: Mary Ann Barnhart
Vicki Maclay Nelson Llumiquinga Cory Soukup

Nelson Llumiquinga joined the meeting at 6:20 p.m.

Mrs. Sherry Ameri was given the floor. Mrs. Ameri explained to the Board her financial hardship that her family has been going through since September 11, 2001, when her husband lost his job. She requested the Board to consider waiving the legal fees attached to her account. The Board notified the homeowner that her issue will be discussed in the Executive Session and their decision will be sent in writing following the meeting.

Jon Bartlett joined the meeting at 6:30 p.m.

RESOLVED: To elect the following Officers marked opposite their names:

President: Nelson Llumiquinga
Vice President: Chuck Minnick
Treasurer: Jon Bartlett
Secretary: Dan Hilton
Member at Large: Vicki Maclay

RESOLVED: To request that the Landscape Committee prepare all information to be sent to SRP regarding the offsite mitigation plans to be reviewed by the Board for final approval at the May 7, 2003 Meeting.

Gilbert Ranch Homeowners Association
April 9, 2003 Board Meeting
Page 2

Mr. Terry Sims was given the floor. Mr. Sims had the following concerns:

- Communication Boards to be installed in the Association Common Areas to give homeowners information that is going on and to post the meeting minutes. The Architectural Committee will research the cost and styles and present proposals to the Board for consideration.
- Reminder Boards to be placed at the entrances a couple of days prior to meetings to notify homeowners of upcoming meetings and their locations. The Architectural Committee will research the cost and styles and present proposals to the Board for consideration.
- Would like to see monthly newsletters or have the meeting minutes sent to homeowners via email.
- If the Board decides to not overseed the turf areas with rye seed again, they should not overseed any of the areas. The water did not seem to be reduced even though there was not rye seed planted in the turf areas.
- If the Association is going to install a wall along Val Vista, they need to request that the Town of Gilbert subsidize the costs due to Val Vista being changed from 2 lanes to 6 lanes and they should install a sound abatement wall, not wrought iron.

RESOLVED: To approve the minutes of the February 11, 2003 Open Session Meeting and the March 26, 2003 Annual Meeting, as written.

RESOLVED: To accept the Financial Statements for months ending January 31, 2003 and February 28, 2003, subject to audit.

RESOLVED: That Dan Hilton, Nelson Llumiquinga and Jon Bartlett will meet and provide information on different options for websites for approval at the May 7, 2003 Meeting.

RESOLVED: To obtain more information from Southwest Commercial Services, Inc. regarding their bid for repairs to two block walls and installation of two block walls, requesting the cost breakdowns of each wall and the linear feet of wall to be installed.

FURTHER RESOLVED: That upon receipt of this information, Nelson Llumiquinga has permission to make the final approval of the proposal.

RESOLVED: To renew the Association insurance with Farmers Insurance for a price not to exceed \$5,600.00.

RESOLVED: For management to send letters to all homeowners that sent in agenda items for the Annual Meeting and did not attend.

RESOLVED: That Jon Bartlett and management will work on a letter to the past Board Members thanking them for their work.

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Dan Hilton
Secretary