

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, AUGUST 12, 2003**

Present: Jon Bartlett, Dan Hilton and Nelson Llumiquinga

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

Guests: Kathy Campbell, Dwight Bond and Ron Dobbin from SRP
Michael Thompson, Lot # 517

Absent: Vicki MacLay and Chuck Minnick

The meeting was called to order at 6:00 p.m. by Nelson Llumiquinga at the Gilbert Community Center, 100 N Oak Street, Gilbert, AZ 85233. Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

Kathy Campbell, Dwight Bond and Ron Dobbins were given the floor. The SRP representatives explained to the Board a pilot program that they are starting regarding water conservation. Some of the benefits of the program are to save water, having third party monitor water usage, fertilization suggestions, communication with Board on turf problems and solutions and reduction of pump station operation and maintenance costs. The Board thanked the representatives for coming and notified that they would respond in writing of their decision.

Kathy Campbell, Dwight Bond and Ron Dobbin left the meeting at 6:15 p.m.

- RESOLVED:** To approve the minutes of the May 7, 2003 Meeting, as written.
- RESOLVED:** To accept Chuck Minnick's resignation from the Board of Directors.
- RESOLVED:** To accept the Financial Statements for months ending April 30, 2003, May 31, 2003 and June 30, 2003, subject to audit.
- RESOLVED:** To pend approval of the Financial Statement for month ending July 31, 2003 until the next meeting.
- RESOLVED:** To approve the financial statements for the fiscal year 2002 as audited by Clyde and Joanne Raymond, CPA's.
- RESOLVED:** To approve C&J Raymond to audit the 2003 records and prepare taxes and the annual report to the Arizona Corporation Commission.
- RESOLVED:** For Management to contact reserve study companies requesting the following information prior to bids being obtained:
- What is the cost to provide a bid?
 - What sets the company apart from their competitors?
 - Do they visit the property?
- FURTHER
RESOLVED:** That once the above information is obtained, Management will request the company to provide a bid to do a reserve study of the Association.
- RESOLVED:** To pend the drafted Charters for the committees until the next Board Meeting.
- RESOLVED:** To approve the suggested changes from the Architectural Committee to the Architectural Committee Rules to be published and effective December 1, 2003.

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- RESOLVED:** To approve the bid received from Eggen Weed Control to apply pre and post emergent herbicide to the association common turf areas for a price not to exceed \$2,625.00.
- RESOLVED:** To approve the replacement of the tree in Phase 2 near the intersection of Rome and Pony where one recently died and was removed.
- RESOLVED:** To accept the bid received from Aztec Landscape Maintenance for landscape renovations in compliance with the SRP offsite mitigation plans for a price not to exceed \$8,300.00.
- RESOLVED:** For Management to obtain bids to trim the trees throughout the Association common areas.
- RESOLVED:** For Management to obtain bids to install lighting to the two existing entry monuments.
- RESOLVED:** To approve the bid received from RePaint Specialists to repaint the two entry monuments for a price not to exceed \$650.00.
- RESOLVED:** To not repair the vacuum breaker to the drinking fountain and continue to leave the drinking fountain not working and to not turn the water on.
- RESOLVED:** To request that Dunn Edwards prepare color charts for the existing paint colors throughout the Association.

Michael Thompson joined the meeting at 7:35 p.m.

Michael Thompson was given the floor. Mr. Thompson requested waiver of the monetary penalty received for street parking due to the fact that he received the notices when guests were at the property. The Board notified the homeowner to contact the management company when he knows that there may be street parking due to guests being at the property in the future. The Board explained that a decision would be made in Executive Session and he would be notified in writing.

Michael Thompson left the meeting at 7:45 p.m.

- RESOLVED:** For Management to send a letter to Lot # 674 (Morane) in response to his request for information regarding the comment made in the newsletter regarding the Association being left with a reserve deficit when turned over from Continental Homes.
- RESOLVED:** To approve the attached Barking Dog Violation Form to be used when homeowners complain to the Association about barking dogs.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m. The next meeting is scheduled for Tuesday, September 9, 2003 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty
Acting Secretary

Dan Hilton
Secretary