

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, MAY 7, 2003**

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

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

Guests: Bruce & Diane Cassens, Lot # 220
Terry Sims, Lot # 350
Bill Montgomery, Lot # 375
Beth Ivins, Lot # 549
Mary Barnhardt, Lot # 656

The meeting was called to order at 6:10 p.m. by Nelson Llumiquinga 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 adopt Robert's Rules of Order and Parliamentary Procedures to conduct business at all Board Meetings.

RESOLVED: That all guests in attendance to Board Meetings must speak to the Chair only and will be allowed two minutes to speak, which will be timed by the Secretary.

RESOLVED: To approve the minutes of the April 9, 2003 Meeting, as written.

RESOLVED: To accept the Financial Statement for month ending March 31, 2003, subject to audit.

Bill Montgomery, Architectural Committee Chair, was given the floor. The Architectural Committee discussed possible locations for message boards. Five locations were agreed upon and the Committee made a recommendation to the Board to approve researching the cost and location of these signs. The Architectural Committee also submitted changes to the Architectural Committee Rules to review for consideration of approval by the Board.

RESOLVED: For management to make the suggested changes to the Architectural Committee Rules, as submitted by the Committee, in writing and distribute to the Board for consideration of approval at the next Board Meeting.

Diane Cassens, Landscape Committee Chair, was given the floor. The Landscape Committee made a recommendation to the Board to approve the plans previously submitted by Aztec and to submit the plans to SRP before the May 21, 2003 deadline. The Committee also recommends that the Board obtain additional bids from other landscape companies using the bid information provided.

RESOLVED: To approve the plans previously submitted by Aztec Landscape Maintenance for the SRP funds to visually mitigate offsite views of the SanTan Generating Station, that will be prepared and submitted by the management company and the Landscape Committee Chair.

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FURTHER

RESOLVED: To cancel all current bids from companies to visually mitigate offsite views of the San Tan Generating Station and open bidding to any contractor using the specifications submitted by the Landscape Committee, due by July 1, 2003. However, Aztec Landscape Maintenance may keep his previous bid submitted.

Diane and Bruce Cassens left the meeting at 6:50 p.m.

Mary Barnhardt, Street Parking Committee Chair, was given the floor. The Street Parking Committee is currently working on guidelines and procedures, for enforcing street parking, to present to the Board for consideration of approval.

Bill Montgomery left the meeting at 6:55 p.m.

RESOLVED: To not overseed the turf areas in the common areas throughout the Association with rye seed and to approve the bid received from Eggen Weed Control to pre and post emerge the turf areas for a price not to exceed \$2,187.50.

FURTHER

RESOLVED: To send a letter to all homeowners in the fall assessment notifying that the turf areas will not be overseeded with rye and a break down of the cost estimates on the savings the Association will receive by doing this will be included.

RESOLVED: To approve the installation of a 15-gallon Ash tree in Phase 3, next to 2255 S Redrock Street, where a tree was recently lost in a storm.

RESOLVED: For management to obtain bids for services available from additional Law Offices.

RESOLVED: To place the following items on the Agenda for the next Board Meeting:
Enforcement and fining for pets that are a nuisance
Charters for Committees
Clarification of Roberts Rules
Specifications for bid requests

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Brenda Miller
Acting Secretary

Dan Hilton
Secretary