

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, NOVEMBER 5, 2003**

Present: Jon Bartlett, Dan Hilton and Nelson Llumiquinga

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

Guests: Jason Stasiak (Lot # 256)
Felicia Lindor (Lot # 585)

Absent: Vicki Maclay and Bill Montgomery

The meeting was called to order at 6:05 p.m. by Nelson Llumiquinga at Ashland Ranch Elementary School, 1945 S Ashland Ranch, Gilbert, AZ 85233. Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

- RESOLVED:** To approve the minutes of the October 1, 2003 Meeting, as written.
- RESOLVED:** To accept the Financial Statement for month ending September 30, 2003, subject to audit.
- RESOLVED:** To approve the reserve study bid from Association Reserves, Inc., for the Level I, Economy reserve study for a price not to exceed \$1,620.00.
- RESOLVED:** To request that C&J Raymond provide the 2003 Financial Statement and Audit in electronic format.
- RESOLVED:** For Management to check the bills for Office and Printing and Postage for the year and explain why these two categories are overbudget for the year to date.
- NOTATION:** The Social Committee is planning a Holiday Scavenger Hunt for Saturday, December 6, 2003.
- RESOLVED:** That Nelson Llumiquinga will approve the allowed budget for the Social Committee to spend on the Holiday Scavenger Hunt, for an amount not to exceed \$750.00.
- RESOLVED:** For Management to obtain at least two more bids for the priority redressing of the granite areas throughout the Association.
- RESOLVED:** To approve the bid received from Tree Doctors for tree trimming and removals for priority 1 and 2 for a price not to exceed \$13,285.00 provided the following is available prior to beginning work:
- Proposal is available in electronic format.
 - Start and end times are given.
 - A representative must meet with a member of the Board prior to beginning work to discuss the trimming in detail.

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RESOLVED: To send a letter to SRP in response to their revision to the Turf and Plant Maintenance Service contract and explain that the Board does not want to pay any money up front or monthly payments and once the savings that Association receives after using their services is calculated, this amount will be split with SRP.

RESOLVED: To send a letter to Aztec Landscape Maintenance requesting that the water to the turf areas is adjusted to water once every 20 days.

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m. The next meeting is scheduled for Wednesday, January 7, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty
Acting Secretary

Vicki MacLay