

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, OCTOBER 1, 2003**

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

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

Guests: Janelle Spillsbury and Ben Fillmore – Tree Doctors  
Alfred Burt – Urban Forest Tree Care  
Johannes Rath (Lot # 581), Cyril (Lee) Manning (Lot # 37), Mary Ann Barnhart (Lot # 656), Alvin Klein (Lot # 600), Jason & Carmen Stasiak (Lot # 256) and Oscar and Connie Ochoa (Lot # 3)

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 September 9, 2003 Meeting, as written.

**RESOLVED:** To obtain at least one more proposal for a reserve study for the Association.

Tree Doctors was given the floor. The contractors explained their process for preparing their proposal, including a map and spreadsheet. It was also explained that some of the trees in the Association common areas still have stakes and are being damaged because of root and trunk damage. There are also some trees being hedged by the landscapers instead of being properly pruned. Tree Doctors notified that they would provide an estimated amount for the Board to use for budgeting and planning for tree trimming.

Urban Forest Tree Care was given the floor. The contractor explained his proposal and what was considered Priority 1 trees. He also stated that his proposals and spreadsheets could be available electronically.

Tree Doctors and Urban Forest Tree Care left the meeting at 6:45 p.m.

**RESOLVED:** To table the decision on tree trimming until Tree Doctors provides the requested information and until another proposal is received from another company.

**RESOLVED:** To request that the lighting companies that were solicited to provide bids for installation of lights to the existing two entry monuments, provide bids for solar lights.

**RESOLVED:** To replace the three pine trees that died in Phase 1 with two pine trees and one Palo Verde tree.

**RESOLVED:** To request that Aztec check the playground areas more frequently for cat feces and other debris.

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Vicki MacLay joined the meeting at 7:25 p.m.

**RESOLVED:** To request that Aztec check for areas throughout the common areas that have empty spots where plants died and were removed and make sure that the drips are capped off until the Landscape Committee does the spring walk through for suggestions of replacement.

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, November 5, 2003 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty  
Acting Secretary

Vicki MacLay