

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, SEPTEMBER 9, 2003**

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

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

Guests: Drew & Stephanie Helgeson (Lot # 268), Dave Blake (Lot # 627), Jody & Vince Macario (Lot # 573), Bill Montgomery (Lot # 375), Jyl Purdy (Lot # 437), Max Shoura (Lot # 620), Michelle & Patrick Saavedra (Lot # 321) and Xiomara Tenreiro (Lot # 556)

The meeting was called to order at 6:00 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 elect Bill Montgomery to fill the vacant position on the Board of Directors.
3 for, 1 against

RESOLVED: To approve the minutes of the August 12, 2003 Meeting, as written.
Bill Montgomery abstained.

RESOLVED: To accept the Financial Statements for months ending July 31, 2003 and August 31, 2003, subject to audit.
Bill Montgomery abstained.

RESOLVED: For the newsletter committee to propose to the Board a price for ads, from homeowners and contractors, to be included in the newsletter to offset the printing costs.

RESOLVED: To, if time permits, invite the tree contractors asked to provide bids for tree trimming of the common areas trees to the October Board Meeting.

RESOLVED: For Management to complete the application from the Town of Gilbert regarding the Water Wise Recognition Program 2003 and submit to the address provided.

RESOLVED: To approve the Contract Extension from Western Pump Service for pump station maintenance and repair for a price not to exceed \$1,935.00 annually.

RESOLVED: To approve the attached 2004 Board Meeting Schedule.

RESOLVED: To send a letter to SRP in response to their change in the Turf & Plant Management Service contract notifying that the Board has disapproved acceptance of the contract.

**FURTHER
RESOLVED:** To propose to SRP that the Association will sign a Turf & Plant Management service contract if the payment is 50% of the savings the Association will receive from the program.

Michelle & Patrick Saavedra (Lot # 321) and Xiomara Tenreiro (Lot # 556) were given the floor. The homeowners were upset that they received "Street Parking Complaint Forms" filled out by someone and placed on their vehicles. The Board explained that these forms are for use in reporting street parking violations to the management company who in return will send correspondence to the homeowners that are in violation. These forms must be completed in its entirety and must not be anonymous. The homeowners requested that instructions be placed on the forms to better explain to homeowners the process of reporting these type of violations.

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Jody and Vince Macario (Lot # 573) were given the floor. The homeowners wanted to know if the Board has received complaints from other homeowners throughout the Association regarding settling of their homes. The Board explained that complaints have not been received and that the homeowners should seek professional advice on what steps they as individual homeowners should take regarding this issue.

Jyl Purdy (Lot # 437) was given the floor. The homeowner requested waiver of the monetary penalty attached to their account for yard maintenance. They have a maintenance contractor that comes regularly but they continue to have problems with grass growing in the granite areas. The homeowners are open to any other suggestions for products that they could use to help with the problem. The Board explained that the issue would be discussed in Executive Session and written correspondence would be sent to the homeowner regarding the Board's resolution.

Dave Blake (Lot # 627) was given the floor. Mr. Blake wanted clarification on the article in the most recent newsletter regarding the warranties on the front door locks that have tarnished.

RESOLVED: To approve the attached addendum regarding the 2004 Budget.

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, October 1, 2003 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty
Acting Secretary

Vicki MacLay