

**GILBERT RANCH HOMEOWNERS ASSOCIATION
MINUTES OF THE MARCH 31, 2004
ANNUAL MEMBERSHIP MEETING**

The Annual Meeting of the Members of Gilbert Ranch Homeowners Association was held on Wednesday, March 31, 2004, at the Southeast Regional Library, 775 N. Greenfield Road, Gilbert, AZ 85234.

Directors present were: Jon Bartlett, Daniel Hilton, Nelson Llumiquinga, Vicki Maclay and Bill Montgomery. Also present were Karen Lepin and Brenda Hearty, Lepin and Renehan Management, Inc. Guest was Vickie Owen, Town of Gilbert Police Department.

Total Lots Represented in Person: 16
Total Lots Represented by Proxy: 107

The meeting was called to order at 7:05 p.m. by Nelson Llumiquinga.

Vickie Owen, Town of Gilbert Police Department, gave an overview of programs provided by the Police Department and brochures were available for the homeowners.

The Affidavit of Mailing was presented by Karen Lepin who explained that the original would be kept in the Association's Minutes Book at the Management Office. It was also announced to the members present that a quorum had been achieved. Karen Lepin also told about Lepin and Renehan Management, Inc. and encouraged the Board Members and homeowners to let her know if they had any concerns or suggestions regarding the services Lepin and Renehan Management, Inc. provides to Gilbert Ranch.

There was a brief discussion regarding the various Committees for Gilbert Ranch Homeowners Association and the need for homeowner involvement.

By motion duly made, the Minutes of the March 26, 2003 Annual Meeting were approved as written.

A copy of the January 31, 2004 Balance Sheet was provided to those present.

Homeowners Julie and Roger Caplinger asked the Board for information on how suggestions for the Association maintained common areas should be addressed to the Board. The Board asked that they submit items and possible costs to the Board for consideration.

Nelson Llumiquinga called for nominations from the floor for members to be considered for election to the Board of Directors. The following nominations were previously submitted and received from the floor:

Nelson Llumiquinga, Lot # 176
Brandon Bottler, Lot # 29

By motion duly made, nominations were closed.

Ballots were cast.

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Homeowners Roger Caplinger and Melanie Allen acted as inspectors for elections and collected and counted the ballots.

The following member was elected to the Board of Directors for a 3-year term:

Nelson Lluminguina, Lot # 176

There being no further business to come before the meeting, it was adjourned at 8:35 p.m.

Respectfully,

Brenda Hearty
Acting Secretary

Secretary