

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, APRIL 7, 2004**

Present: Jon Bartlett, Dan Hilton, Vicki Maclay and Bill Montgomery

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

Absent: Nelson Llumiquinga

Guests: Lori Lagodny (Lot # 25) and & Judy Pearlman (Lot # 24)

The meeting was called to order at 6:10 p.m. by Dan Hilton at the Ashland Ranch Elementary School, 1945 S Ashland Ranch, Gilbert, AZ 85233.

Lori Lagodny was given the floor to discuss her architectural appeal. The Architectural Committee disapproved her architectural submittals for a new gate and for a storage shed. The homeowner supplied the Board with updated measurements of the storage shed and setbacks from the walls. The Board stated that this issue would be discussed in Executive Session and management will respond in writing of its decision.

Judy Pearlman was given the floor. Mrs. Pearlman is concerned with the Architectural Committee's disapproval for her storage shed as the setbacks stated would not be possible and she needs an extension to move the shed from view. It was discovered that the Architectural Committee made an error in its decision regarding the setback for her shed.

Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

**RESOLVED:** To send a revised disapproval letter to Lot # 24 (Pearlman) regarding their storage shed with a 60 day extension to bring the shed into compliance.

Lori Lagodny and Judy Pearlman left the meeting at 6:45 p.m.

**RESOLVED:** To approve the minutes of the February 4, 2004 Meeting, as written.

**RESOLVED:** To accept the Financial Statements for months ending January 31, 2004 and February 29, 2004, subject to audit.

**RESOLVED:** To approve a check in the amount of \$250.00 to be mailed to Stacey Bartlett, Social Committee Chairperson, for expenditures for the May 1, 2004 Spring Fling.

**RESOLVED:** That the Chairperson for the Architectural Committee must respond via email to the management office within 3 days of receiving any architectural submittals for review to notify that the submittal(s) was/were received.

**RESOLVED:** To request a watering schedule for the common areas from Aztec Landscape Maintenance.

**RESOLVED:** To invite Terry from Aztec Landscape Maintenance and Ron Dobbin and Dwight Bond of SRP to the next Board Meeting to discuss options to reduce water usage in the common areas.

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 7, 2004  
PAGE 2**

**RESOLVED:** To obtain two more bids from electricians to make the necessary repairs to the power source in Phase 1 for the four lights that are currently not working.

**RESOLVED:** To approve for the Little League team of homeowner Mark Turner to use the common area for practice provided that insurance is provided and provided that they do not have exclusive use of the common areas and that participants' parents are not parking on both sides of the streets, but park in areas highlighted on the attached map.

**RESOLVED:** To approve renewal of the Association insurance policies with Farmers Insurance and CNA for a price not to exceed \$8,431.00.

**RESOLVED:** To send an email to Lot # 398 (King) in response to their request for the name of a pest control company notifying that the Association only works with companies that are hired commercially, not residentially.

**RESOLVED:** To approve the following addition to the Bylaws of the Gilbert Ranch Homeowners Association:

**Article 3 Section 12 (c), page 6:**

"Pursuant to Article IV, Section 4.4 of the Declaration of Covenants, Conditions, Restrictions and Easements, any changes to rules or amendments shall be mailed to all owners and shall include a separate change summary, highlighting the changes made and the reason or reasons for the change."

**RESOLVED:** To table the decision for the installation of solar lights to the entry monuments at this time.

**RESOLVED:** To elect the following Directors to the offices marked opposite their names:

**President:** Nelson Llumiquinga

**Vice President:** Dan Hilton

**Treasurer:** Jon Bartlett

**Secretary:** Vicki MacLay

**Member at Large:** Bill Montgomery

There being no further business to come before the Board, the meeting was adjourned at 7:32 p.m. The next meeting is scheduled for Wednesday, May 5, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty  
Acting Secretary

Vicki MacLay  
Secretary

