

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, FEBRUARY 4, 2004**

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

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

Guests: Lee Manning (Lot # 37) and Russell Castle (Lot # 208), Francisco Tenreiro (Lot # 556) and Mary Ann Barnhardt (Lot # 656)

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

**RESOLVED:** To approve the minutes of the January 7, 2004 Meeting, as written.

**RESOLVED:** To send a letter to Ron Dobbin and Dwight Bond of SRP, explaining the recent problems the Association has had with its water usage and inquire what SRP would have done if the Association were under contract with its Urban Services Project and this had occurred.

**RESOLVED:** To accept the Financial Statement for month ending December 31, 2003, subject to audit.

Francisco Tenreiro (Lot # 556) joined the meeting at 6:15 p.m.

**RESOLVED:** That the Architectural Committee Chairperson will email the management company upon receipt of any Architectural Submittals.

**RESOLVED:** To instruct Aztec Landscape Maintenance to begin installing the offsite mitigation landscaping when weather permits.

**RESOLVED:** That Vicki MacLay and Diane Cassens will conduct the spring landscape walkthrough with Aztec Landscape Maintenance.

Francisco Tenreiro, Lot # 556, was given the floor. Mr. Tenreiro has received violation letters and now a monetary penalty for parking and Recreational Vehicle parking. Mr. Tenreiro explained that the trailer is used for his employment and is occasionally brought to his property on nights and weekends. He asked for an exemption of the CC&R's and for waiver of his monetary penalty. The Board explained to the homeowner that the issue would be discussed in the Executive Session of the meeting and response in writing would follow.

Francisco Tenreiro left the meeting at 6:30 p.m.

Mary Ann Barnhardt, Lot # 656, was given the floor. Mrs. Barnhardt gave her Street Parking Committee report to the Board.

Russell Castle, Lot # 208, joined the meeting at 6:40 p.m.

**RESOLVED:** To approve the bid received from Southwest Commercial Services, Inc. to install two entry monuments in Phase 3 for a price not to exceed \$4,330.00, provided that Travis Breinholt meet with Nelson Llumiquinga in regards to his proposal and in regards to possibly installing an additional monument in Phase 1 near the tennis courts for a price not to exceed \$2,165.00.

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**RESOLVED:** To obtain from Econolight a cost to make the necessary repairs to the power source in Phase 1 to the four lights that are currently not working.

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

Russell Castle, Lot # 208, was given the floor. Mr. Castle requested an extension until June 1, 2004 to install landscaping his front yard. The Board notified the homeowner that the issue will be discussed in Executive Session and correspondence communicating the Board's decision would be sent in writing.

Russell Castle left the meeting at 7:00 p.m.

Nelson Llumiquinga joined the meeting at 7:03 p.m.

**RESOLVED:** To invite members from the Town of Gilbert Police Department to the March Annual Meeting to discuss homeowners' concerns regarding recent burglaries throughout the Association.

**RESOLVED:** To schedule the March Annual Meeting on March 31, 2004 or March 25, 2004 at Ashland Ranch or Spectrum Elementary Schools.

**RESOLVED:** To place on the next Board Meeting Agenda the discussion of how notices should be mailed to the homeowners regarding Bylaw Amendments and changes to the rules.

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m. The next meeting is scheduled for Wednesday, April 7, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty  
Acting Secretary

Vicki MacLay  
Secretary

