

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

Present: Jon Bartlett, Dan Hilton and Bill Montgomery

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

Guests: Raina Hughes (Lot # 406-Occupant), Scott Evans (Lot # 200), Lee Manning (Lot # 37), Max Shoura (Lot # 620) and Russell Castle (Lot # 208)

Absent: Nelson Llumiquinga and Vicki Maclay

The meeting was called to order at 6:17 p.m. by Dan Hilton at Gilbert Community Center, 100 N. Oak Street, Gilbert, AZ 85233. Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

Raina Hughes, Lot # 406, was given the floor. Ms. Hughes requested waiver of the monetary penalty placed on her account for street parking. She feels that the letters have been sent in error as the vehicles are never left in the street overnight because she continually moves the vehicles around. The Board explained that the issue would be discussed in Executive Session and correspondence will be sent regarding its decision.

Raina Hughes left the meeting at 6:32 p.m.

Scott Evans, Lot # 200, was given the floor. Mr. Evans explained that his account is delinquent due to a financial hardship and he would like to get a payment plan approved. The Board explained that it would prefer to discuss the specifics of the payment plan at the end of the meeting, when other homeowners are not present. Mr. Evans was invited to stay, which he did.

RESOLVED: To approve the minutes of the November 5, 2003 Meeting, as written.

RESOLVED: To accept the Financial Statements for months ending October 31, 2003 and November 30, 2003, subject to audit.

Russell Castle, Lot # 208, joined the meeting at 6:45 p.m. and was given the floor. Mr. Castle received a violation letter for insufficient number of plants in the front yard landscaping. He removed all trees and plants from the front yard landscaping and would like an exemption to not replace the landscaping. The Board notified the homeowner that the issue will be discussed in Executive Session and correspondence communicating the Board's decision will be mailed.

Russell Castle left the meeting at 6:55 p.m.

RESOLVED: To invite Southwest Commercial Services, Inc. to the February Board Meeting to discuss his proposal for installation of two entry monuments and requesting that he also make sure that the proper permits and approval are received from the Town of Gilbert prior to the meeting.

RESOLVED: To request that the contractors who provided bids for granite redressing hold their bids until April 2004.

RESOLVED: For Management to ask the handyman the Association uses if solar lights, similar to the ones found by Jon Bartlett, could be installed to the entrance off of Val Vista and Toledo Streets which does not have a power source.

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

FURTHER

RESOLVED: To request that the lighting companies previously solicited to install lighting to the entrances, re-bid the installation of lighting to the Val Vista/Toledo location only since it has a power source.

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

Lee Manning (Lot # 37) and Max Shoura (Lot # 620) left the meeting at 7:20 p.m.

Scott Evans, Lot # 200, was given the floor. Mr. Evans would like a payment plan mailed to him as soon as possibly that will bring his account current within six months.

RESOLVED: That a payment plan which would bring Lot # 200's (Evan's) account current within six months would be mailed to the homeowner as soon as possible.

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, February 4, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty
Acting Secretary

Vicki MacLay
Secretary

