

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, JUNE 2, 2004**

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

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

Absent: Bill Montgomery

Guests: Richard Sanchez, Lot # 169

The meeting was called to order at 6:03 p.m. by Nelson Llumiquinga at the Gilbert Community Center, 100 N. Oak Street, Gilbert, AZ 85233.

Richard Sanchez was given the floor. Mr. Sanchez received a monetary penalty for unkempt yard maintenance. He explained to the Board that he has grass growing in the granite area underneath his queen palm and therefore may have received the letter for this. The homeowners would like to keep this grass growing under their queen palm and are requesting waiver of the monetary penalty. The Board notified the homeowner that a decision would be made in Executive Session and correspondence would be sent in writing communicating the Board's decision.

Richard Sanchez left the meeting at 6:10 p.m.

Brenda Hearty announced to the Board that she has resigned her position with Lepin and Renehan Management, Inc. effective June 15, 2004 and introduced Kellie Underwood who will take her place as Community Manager effective June 16, 2004. The attached letter from Lepin and Renehan Management, Inc. was submitted to the Board of Directors.

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

- RESOLVED:** To approve the minutes of the May 5, 2004 Board Meeting, as written.
- RESOLVED:** To accept the Reserve Study which was done by Association Reserves and to reflect the amounts on future financial statements as the current budgeted amounts and increase the contribution to Reserves for the remainder of the year to what is proposed in the Reserve Study.
- RESOLVED:** To accept the Financial Statement for month ending April 30, 2004, subject to audit.
- RESOLVED:** To appoint Julie Caplinger as the Landscape Committee Chairperson and Mary Ann Barnhardt as the Street Parking Committee Chairperson.
- RESOLVED:** To send a work order to Aztec Landscape Maintenance to replace the tree next to Lot # 656 in Phase 3 with a faster growing variety in a 15-gallon.
- RESOLVED:** To follow up with Southwest Commercial Services on the bid for inclusion of the installation of flower beds to the existing and new monument signs.
- RESOLVED:** To contact Solar Illumination in regards to purchasing floodlights with an Association check. If it is not possible to purchase the lights with a check, then contact Nelson Llumiquinga who will use his credit card and get reimbursed.

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

**FURTHER
RESOLVED:** To order four FL02 Solar 'LED' Floodlight/Sign Light at \$69.99/each.

**FURTHER
RESOLVED:** To request that Jack's Homework contact Jon Bartlett when installing the first four lights so that they can be reviewed for quality and location.

**FURTHER
RESOLVED:** That if the quality of the lights is satisfactory, a total of 20 lights will be ordered, and Jack's Homework will be requested to install for a total cost for lights and labor to not exceed \$2,800.00 to be paid from the Structural Reserve account.

RESOLVED: To approve the proposal received from Econolight to repair and/or replace wiring for 3 existing pole lights, provided that the amount is re-evaluated.

RESOLVED: For the Association to pay Lepin and Renehan Management to transfer the "Serving on the Board" video to a DVD copy for the Association.

RESOLVED: To approve Lepin and Renehan Management, Inc. to scan the CC&R's, the Bylaws, the Articles and the Rules (Architectural and Landscaping) to a PDF file that can be searched.

RESOLVED: That when booking a location for the Board Meetings, to try the following locations in the following order:

- 1) Ashland Ranch Elementary School
- 2) Spectrum Elementary School
- 3) Gilbert Parks and Recreation Community Center

There being no further business to come before the Board, the meeting was adjourned at 7:05 p.m. The next meeting is scheduled for Wednesday, August 4, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty
Acting Secretary

Vicki MacLay
Secretary

