

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, MAY 5, 2004**

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

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

Absent: Vicki MacLay

Guests: Dwight Bond, SRP Turf and Plant Maintenance Program  
Terry Van Hilsen, Aztec Landscape Maintenance  
Francisco Tenreiro, Lot # 556

The meeting was called to order at 6:03 p.m. by Nelson Llumiquinga at the Ashland Ranch Elementary School, 1945 S Ashland Ranch, Gilbert, AZ 85233.

Terry Van Hilsen joined the meeting at 6:10 p.m.

Dwight Bond was given the floor to discuss the SRP Turf and Plant Maintenance Program. The Board asked about different situations and how SRP would have handled them if the Association was on their program. SRP is willing to keep the prices from their last contract that was distributed. The Board explained that it would discuss the issue further and notify him in writing of its decision.

Dwight Bond left the meeting at 6:20 p.m.

Terry Van Hilsen was given the floor. The Board discussed what measures are being taken to continue to watch the water usage throughout the Association maintained common areas. Mr. Van Hilsen has suggested reducing the number of days watering the Bermuda turf and only increase in areas that are around playground, etc... when brown spots appear. He also suggested to overseed the turf areas with rye and let the Bermuda turf brown out in the summer by not watering except every 7-10 days to keep the trees alive.

Terry Van Hilsen left the meeting at 6:40 p.m.

Francisco Tenreiro was given the floor. Mr. Tenreiro received another monetary penalty for parking his vehicle in the granite area. He explained to the Board that he needs to park the truck and trailer in his side yard when the trailer is loaded so that the items on the trailer do not get stolen. The Board again suggested to Mr. Tenreiro to install a concrete addition so that the vehicle is not being parked in the granite area and explained that the trailer cannot be parked in view on the property except for loading and unloading. 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.

Bill Montgomery joined the meeting at 6:50 p.m.

Francisco Tenreiro left the meeting at 6:50 p.m.

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

**RESOLVED:** To approve the minutes of the March 31, 2004 Annual Meeting and April 7, 2004 Board Meeting, as written.

**RESOLVED:** To accept the Financial Statement for month ending March 31, 2004, subject to audit.

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**RESOLVED:** To send a letter to Lot # 49 notifying that the double gate that was installed, is not approved as it is currently built. The gate must be extended to the house so that there is no gap.

**RESOLVED:** To approve a check in the amount of \$300.00 to be mailed to Stacey Bartlett for use in reserving the pool for the Association Pool Party to be held in August.

Jon Bartlett abstained.

**RESOLVED:** To oversee all of the common areas with rye seed this fall and to brown out the Bermuda turf this summer by reducing the watering to only 7-10 days.

**RESOLVED:** To set up an appointment with Jon Bartlett and Southwest Commercial Services on Tuesday or Wednesday of next week to discuss the entry sign monument installations and request that the drawings of the monuments be provided at this meeting to be distributed to the Board Members.

**RESOLVED:** For Management to prepare a cover letter to include with the Bylaw Amendment that was previously approved for distribution with the next newsletter.

**RESOLVED:** To request that Aztec Landscape Maintenance read the meters throughout the Association maintained common areas on a weekly basis and provide a report for Board review monthly.

**RESOLVED:** To not approve the contract with SRP Turf and Plant Maintenance Program.

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, June 2, 2004 at 6:00 p.m.

Respectfully submitted,

Brenda Hearty  
Acting Secretary

Vicki MacLay  
Secretary

