

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
WEDNESDAY, NOVEMBER 3, 2004**

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

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

Absent: Nelson Llumiquinga

Guests: Rustle Castle, lot #208 (arrived 6:30, departed 6:50)  
Scott Williamson, Southwest Commercial Services (arrived 6:54,  
departed 7:15)

The meeting was called to order at 6:10 p.m. by Dan Helt at the Southeast Regional Library, located at 775 North Greenfield Road, Gilbert, AZ 85234

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

**RESOLVED:** To approve the minutes of the October 6, 2004 Board Meeting, as written.

**RESOLVED:** To accept the Financial Statement for month ending September 30, 2004, subject to audit.

**RESOLVED:** To table discussion of the Financial Statement for month ending October 31, 2004.

**RESOLVED:** To have Aztec Landscaping mow no more than 2 times during the month of November and December and 1 time during the months of January and February.

**FURTHER RESOLVED:** To have Aztec Landscaping reduce the monthly fee because of the reduced mowing schedule.

**RESOLVED:** To approve Tree Doctors proposal dated October 28, 2004 for a cost not to exceed \$13,850.00 for the 2004 tree trimming.

**FURTHER RESOLVED:** To approve the Tree Doctors proposal dated October 28, 2004 for \$19,610.00 for the 2005 tree trimming on the condition that they will reduce the 2004 tree trimming quote to \$13,850.00.

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Russel Castle, lot #208 was given the floor at 6:30 pm. He discussed the plants in his front yard and how he believes that he met the intent of the Board when he was told during a meeting that he could install a cactus that would grow to 6 feet in height in lieu of a tree. He installed a 5 gallon blue agave that grew about 8 inches over the summer and is expected to reach 6 feet in 2 to 3 years. He also stated that he installed 3 5-gallon shrubs and 2 1-gallon shrubs.

**RESOLVED:** To remove discussion of converting the sandbox to landscaping from the agenda.

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Scott Williamson from Southwest Commercial was given the floor at 6:54 pm. Scott stated that he has had 3 civil engineers look at the plans

provided to him by the Management Company including the civil engineer who did the original drawings of the Association. The civil engineers are doing an evaluation of the drawings, proposed monument footings, traffic visibility, etc. He stated that the next steps are to get the plans back from the engineer which are due by the end of the week (November 5, 2004) and will be taken back to the Town of Gilbert for permits. Southwest Commercial will contact Bill Montgomery when the plans are submitted for approval.

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- RESOLVED:** To submit the application for the Town of Gilbert WaterWise recognition form.
- RESOLVED:** To send the vandalism letter to lots 428-460, 476-477 and 510-514.
- RESOLVED:** To send a letter to lot #141, Rodriguez advising that the Board has awarded a tree trimming contract and the tree in the common area next to her home will be trimmed.
- RESOLVED:** To have Management get quotes to install soccer goal posts, a baseball diamond, 15-20 parking spaces, and a swing set in the common area north of Ivanhoe.
- RESOLVED:** For Management to write and for Jon Bartlett to approve, a half-page insert for the annual budget mailing explaining the reasons the assessments will be increased during 2005.
- RESOLVED:** To hold the May 2005 meeting in the common area.

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, January 5, 2005 at 6:00 p.m.

Respectfully submitted,

Kellie Underwood  
Acting Secretary

Vicki MacLay