

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY, OCTOBER 6, 2004**

Present: Jon Bartlett, Nelson Lluminquina, and Bill Montgomery

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

Absent: Vicki Maclay

Guests: Shelly and Jeffrey Wright and, Lot # 658

The meeting was called to order at 6:20 p.m. by Nelson Lluminquina at the Southeast Regional Library, located at 775 North Greenfield Road, Gilbert, AZ 85234

Shelly Wright was given the floor. Ms. Wright received five (5) letters for on street parking. She explained to the Board that on two of the occasions that she received notices, her sons who are in the military and stationed in Iraq were staying with her during their leave. These dates were around 3/28/04 and 4/20-30/04. She is concerned that a neighbor is singling her out when there are many vehicles, including 5th wheels that are parked on the street every evening. She further explained that there is a serious lack of parking near her home. She suggested that the Board consider requiring a date and time stamped photo to accompany all neighbor complaints about parking violations rather than only a written statement. 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.

Shelly and Jeffrey Wright left the meeting at 6:37 p.m.

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

- RESOLVED:** To approve the minutes of the September 1, 2004 Board Meeting, as written.
- RESOLVED:** To accept the Financial Statement for months ending August 31, 2004, subject to audit.
- RESOLVED:** To approve the 2005 budget with a \$10.00 per quarter collected increase to assessments.
- RESOLVED:** To approve the quote from Southwest Commercial Services for \$1,800.00 for the installation of three (3) planter boxes at the monument signs for quote dated 06/21/04 and up to \$3,500 total for planters to be installed at all of the Association monument signs.
- RESOLVED:** To get quotes for landscape lighs to be installed at all of the monument signs.
- RESOLVED:** Convert the "sandbox" in the common area off Ivanhoe, that does not have a exercise sign in it back to landscaping.
- RESOLVED:** To table discussion of the follow up reserve study until after the monument signs are completed in 2005.
- RESOLVED:** For Management to write a letter to the homeowners who live at lots 428-460, 476-477 and 510-514 about vandalism and its costs, both financial and social to the Association.

- RESOLVED:** To approve the replacement of the fire damaged table in the tot lot between Milky Way and Tulsa street.
- RESOLVED:** For Management to send a letter to Aztec Landscaping thanking him for his offer to trim the common area trees in lieu of mowing the turf for the winter season and let him know that the Association will be contracting with a tree trimming service.
- RESOLVED:** To allow John Bartlett to approve up to \$14,000.00 for Tree Doctors to trim the common area trees.
- RESOLVED:** To approve the 2005 meeting schedule with changes.
- RESOLVED:** To have Management contact the Landscape Committee to set up a plant replacement walk through with Aztec Landscaping.
- RESOLVED:** To have Management get quotes for the 2005 Association insurance policy.
- RESOLVED:** To have Aztec Landscaping move the boulders that block the pathway at the north end of the common area between Ivanhoe and Ray Road

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m. The next meeting is scheduled for Wednesday, November 3, 2004 at 6:00 p.m.

Respectfully submitted,

Kellie Underwood
Acting Secretary

Vicki MacLay
Secretary