

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 1, 2004**

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WEDNESDAY, SEPTEMBER 1, 2004**

Present: Jon Bartlett, Dan Hilton, Vicki MacLay and Bill Montgomery (arrived 6:15)

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

Absent: Nelson Llumiyinga

Guests: Angela Flores lot #520, Terry from Aztec Landscaping

The meeting was called to order at 6:07 p.m. by Dan Hilton at the Southeast Regional Library, located at 775 North Greenfield Road, Gilbert, AZ 85234

Angela Flores was given the floor. Ms. Flores received two letters for on street parking. She explained to the Board that she did not own either of the vehicles for which she received a letter. One of the vehicles did belong to her son's girlfriend but she left every evening no later than 10 pm. The homeowner would like to not receive any more letters for parking. 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.

Angela Flores left the meeting at 6:15 p.m.

Terry from Aztec Landscaping was given the floor. The following items were discussed.

1. The current water usage and that if there is not a major water leak, the next three months should show the same water usage as the month of July.
2. The current irrigation pump failure. Western Pump is addressing the failure and should have the pump working by Tuesday September 7, 2004. As a result, some areas of the common area will be under-watered and are expected to show some browning until the pump is working properly. The grass should recover.
3. The last three irrigation leaks have been on the same irrigation line and all have been due to failure of coupler. Terry suspects that the glue the original installer used was bad.
4. A possible contract discount for a reduced mowing schedule was discussed. Terry stated that he still must mow 3 days per week due to the number of rain storms this year. Further discussion revealed that if the Board chose not to over-seed in the fall and that if rain was normal, there would be opportunities for discounts during the winter months due to a reduced mowing schedule at that time.
5. Terry recommended that the Board trim the trees as many of them are overgrown and could pose a hazard to the community.
6. Terry recommended that the Board consider his proposal to install a drywell near the tennis courts. He stated that there is a low spot were the water collects and due to concerns about west Nile virus and standing water, the installation of the drywell would be a good investment.
7. Vandalism of the common areas near the school bus stops on Key Biscayne. The Board discussed putting an article in the newsletter about the vandalism problem and the cost of vandalism to homeowners.

Terry left the meeting at 6:37 pm

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

- RESOLVED:** To approve the minutes of the June 2, 2004 Board Meeting, as written.
- RESOLVED:** To accept the Financial Statement for months ending May 31, 2004, June 30, 2004 and July 31, 2004, subject to audit.
- RESOLVED:** To have Jon Bartlett work with accounting to make changes to the 2005 budget per his recommendations for not raising the assessments in 2005.
- RESOLVED:** To accept the Lepin and Renehan Managements proposed 5% increase over 2004 for management fees.
- RESOLVED:** To table discussion of the 2005 Association Reserves, reserve study plan until the October meeting.
- FURTHER
RESOLVED:** To ask Association Reserves for an extension on the bid deadline until after the October meeting and to ask for their recommendations on how often a full reserve study should be done.
- RESOLVED:** Not to over-seed with rye grass this fall for the 2004-2005 winter season.
- NOTATION:** The social committee would like to host the pool party as an annual event and sponsor block parties upon request since the block parties may encourage more participation and positive relationships among neighbors. For block parties, the committee will only provide funds for food (no alcoholic beverages will be permitted).
- RESOLVED:** To have Aztec Landscaping install locks per Aztec's proposal of \$35.00 per each on common area water spigots that meet two conditions: 1. the spigots are visible, and 2. the spigots are located close to homeowner lots.
- FURTHER
RESOLVED:** A maximum of \$1,000.00 is allocated for installing locks on the spigots.
- NOTATION:** Jon Bartlett offered to attend any meeting with the Town of Gilbert and Southwest Commercial in an effort to help obtain the permits for the monument signs.
- RESOLVED:** To have Management get a quote to extend the sidewalk behind the tennis courts and near the exercise equipment where there currently is only a trail.

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RESOLVED: To approve the Butch Randolph quote for \$1,241.00, to replace two (2) damaged exercise equipment signs.

**FURTHER
RESOLVED:** To get a quote to replace the missing exercise sign at the sandbox.

RESOLVED: To discuss tree trimming at the October meeting.

RESOLVED: To approve the 2005 contract extension per quote dated July 19, 2004 for \$1,741.50 with Western Pump Service.

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, October 6, 2004 at 6:00 p.m.

Respectfully submitted,

Kellie Underwood
Acting Secretary

Vicki MacLay
Secretary