

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 5, 2005**

Directors in attendance: Nelson Llumiquinga (6:20), Vicki MacLay; Bill Montgomery (6:20); Dan Hilton; and Jon Bartlett

Also Present: Kellie Underwood, Lepin and Renehan Management

Guests: None

The meeting was called to order at 6:10 p.m. by Dan Hilton 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 accept the November 3, 2004 Board of Directors meeting minutes.

Resolved: To accept the financial statements dated October 31, 2004 and November 30, 2004, subject to audit.

Notation: Send soft copies of the proxy card, agenda item and nomination form to Dan Hilton to post on the website.

Resolved: To grant Bill Montgomery authority to contact Southwest Commercial and the Town of Gilbert to discuss the progress of the monument signs and to request return of the deposit from Southwest Commercial if he determines it to be necessary.
Bill Montgomery abstained from voting as a potential conflict of interest.

Resolved: To file a police report for the missing solar lighting.

Resolved: To have Terry from Aztec Landscaping move boulders in the common area north of Ivanhoe north towards Ray Road approximately 6 feet.

Resolved: To have Management get bids to install a ramp sidewalk at the north end of the common area north of Ivanhoe.

Notation: Management will meet with the Town of Gilbert to further discuss the feasibility and requirements of installing a ramp at this location.

Resolved: To get quotes for cleaning the drywells.

Notation: To have Management determine why the new letterhead is not being used and if the 2006 budget can be put onto the new letterhead.

Resolved: To have Management get an estimate to index .PDF the CC&R's, Bi-Laws, Articles and Architectural Guidelines.

The next meeting is scheduled for February 2, 2005.

There being no further business to come before the Board, the meeting was adjourned at 7:11 pm.

Respectfully submitted,

Respectfully submitted,

Kellie Underwood
Acting Secretary

Vicki MacLay
Secretary