

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 2, 2005**

Directors in attendance: Bill Montgomery; Dan Hilton; and Jon Bartlett

Also Present: Kellie Underwood, Lepin and Renehan Management

Guests: Scott Williamson, Southwest Commercial (arrived 6:32 pm, departed 6:55 pm); Francisco Tenreiro (lot #556) (arrived 6:20 pm, departed 6:45 pm), Leonard Hernandez (lot #56) (arrived 6:20 pm, departed 6:27 pm)

Absent: Nelson Llumiyinga; Vicki MacLay

The meeting was called to order at 6:22 pm by Dan Hilton at the Southeast Regional Library, located at 775 North Greenfield Road, Gilbert, AZ 85234

Leonard Hernandez (lot # 56) – received a letter regarding the peeling paint on his foundation. He stated that he received second letter on 01/13/05 but stated that he painted the foundation on 01/02/05. He requested that the house to west of his home be checked for the same violation.

Francisco Tenreiro (lot #556) – He stated that he has received numerous letters for parking and feels harassed. He stated that he uses the RV gate and granite area next to his driveway for loading and unloading constantly. He previously submitted for a driveway extension but it was disapproved because he did not include a drawing. The Board suggested that he put in paving stones since the concrete would be greater than 50% of his lot. Francisco will resubmit with a drawing showing the spacing upfront and the double RV gate. The Board discussed the possibility of allowing the concrete extension because of the expected amount of usage of the extension and the RV gate and the lot being within a corner along the street. Francisco provided the Board with a list of other homes that had cars parked on the street on 01/30/05.

Scott Williamson from Southwest Commercial stated that the monument plans have been submitted to the Town of Gilbert. Scott showed the plans for two of the three signs (Williams Field/Granite and Val Vista/Toledo). Scott agreed to give copies to the Board to be shown to the homeowners at the annual meeting. Scott stated that the monument at Val Vista/Toledo may not be approved because it is located too close to the common area block wall, Further, this monument can not be moved forward due the utility easements. He also explained that the third sign near tennis courts interferes with a communications easement. He is attempting to contact the Qwest engineering department to see about getting a variance from them to install the sign over the top of their easement. He has not been successful at this time.

The board agreed to follow up with planning and zoning to ensure the plans are reviewed in a timely manner.

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

Resolved: To accept the January 5, 2005 Board of Directors meeting minutes.

Resolved: To accept the financial statements dated December 31, 2004, subject to audit.

Resolved: To approve the annual meeting notice with one change to the email address and to include a 1/2 page insert that highlights the topics that will be discussed at the annual meeting.

Further

Resolved: Jon Bartlett will approve the ½ page insert.

Notation: The notice needs to mail out no later than February 11, 2005.

Resolved: To have Poco Verde bid on the installation of lights at the monument signs when the signs are completed.

Resolved: To accept the estimate for the Ray Road exercise trail extension and renovations from Aztec Landscaping for \$725.00 provided Jon Bartlett approves the scope of work.

Notation: Have Terry from Aztec meet with Jon Bartlett to discuss the scope of work.

Resolved: To approve Evergreen's quote dated January 31, 2005 for \$639.78 to repair the benches.

Resolved: To accept the ECI bid dated January 27, 2005 for a cost not to exceed \$1,000.00 for the cleaning and disposal fees for the drywell in phase 3 at the west end of the common area along Williams Field Road.

Resolved: To accept the quote from Jack's Homework dated January 26, 2005 for \$325.00 to paint the six (6) volleyball uprights.

Resolved: To accept the quote from SLJ dated January 31, 2005 for \$900.00 to repair the block wall at Bermuda and Milky Way.

Resolved: To accept the quote from Aztec Landscaping dated February 2, 2005 for \$500.00 to install 12 tons of sand at Milky Way and Tulsa.

Resolved: To have mgmt get quotes to paint the (7) seven ramadas, 35 lights poles and wrought iron fencing.

Notation: The Board believes that the attorney has misunderstood the intent of the governing documents and how they have been given previous purpose and effect during the previous 5 (five) years.

Resolved: There will be no change in the current parking enforcement policy.

Resolved: To have Management get a quote for a second legal opinion on parking enforcement.

Notation: Management to send PDF versions of the governing docs to Jon Bartlett.

Resolved: To table discussion of the website until the April Board meeting.

Resolved: For Management to get a legal opinion on the monetary penalties letter.

Resolved: The Board accepted Bill Montgomery's resignation from the board and as chair of the architectural chair.

Notation: Lee Manning may be interested in running for the Board or serving on the Architectural Committee.

Resolved: To approve the Tree Doctors quote for the 2005 tree trimming dated October 28, 2004 for \$19,610.00 subject to the board receiving a new quote prior to starting this project in order to ensure that the trees on the quote need to be trimmed.

The next meeting is scheduled for April 6, 2005.

There being no further business to come before the Board, the meeting was adjourned at 7:44 pm.

Respectfully submitted,

Respectfully submitted,

Kellie Underwood
Acting Secretary

Dan Hilton
Secretary

