

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 21, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Thursday, April 21, 2005, at the Southeast Regional Library located at 755 N Greenfield Road, Gilbert AZ 85234, at 6:00 PM.

Directors in attendance: Nelson Llumiquinga, Vicki MacLay; Jon Bartlett; and Tedd Brandon

Guests: Garry Bender (acct #116) (departed 6:26), Terry from Aztec Landscaping (departed 6:23); Bill Montgomery (arrived 6:15, departed 6:42)

Also Present: Kellie Underwood, Community Manager, Lepin and Renehan Management, Inc

A quorum was established. The meeting was called to order at 6:05 pm.

The floor was given to Terry from Aztec. Terry discussed the following items:

- 1. Weed and feed was put down on the grass in the common areas.*
- 2. The watering was increased to help the Bermuda grass come back.*
- 3. There was a water leak near the tennis courts located in phase 3.*
- 4. The sand installation is done at the tot lot between Milky and Tulsa.*
- 5. The Ray Rd renovation and trail extension project will be done within the next week.*
- 6. Twenty ash trees froze last year. Terry stated that Treeland will warrant (8) of the trees. The BOD can replace the remaining (12) twelve trees or allow them to come back. Terry thinks that the current trees will be more freeze resistant than new trees and recommends not replacing them.*
- 7. Replacement of the two trees that were removed (1 on Peppertee and 1 on Morgan).*
- 8. Staking of the trees.*
- 9. The Board requested that Terry have his crew blow off the tennis courts on a weekly basis but to hose them off only as needed.*
- 10. Terry thinks that the construction company is using the Associations water which would explain why the water usage is so high at the meters nearest to Val Vista.*
- 11. Terry recommended that the board purchase granite for the Ray Road project to create a more finished appearance*

Binder, (lot #116) was given the floor. Mr. Binder stated that he is attending the meeting because he wanted to be assured that his architectural submittal would be processed. He stated that at this time he not heard back about his submittal for his front door. He also stated that he is submitting an architectural submittal form for a play structure to be installed in his backyard. He further stated that he would like to participate on the Architectural Committee.

Bill Montgomery was given the floor. Bill stated that he would like to become the Association's attorney. He stated that his hourly rate is less than the hourly rate that most other attorneys doing the same type of work charge. He stated that he discussed with the Arizona State Bar, Board of Ethics that he was a homeowner in Gilbert Ranch but wanted to represent the Association. It was determined by the Board of Ethics that it is not a conflict unless he has to file against a neighbor (personal friend) or if he failed to pay the assessments on his home or if he failed to pay CC&R enforcement fines and the Board resolved to file a suit against him for failure to pay.

After due discussion and upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Resolved: To approve the February 2, 2005 Board of Directors meeting minutes.

Resolved: To approve the March 2, 2005 Board of Directors meeting minutes.

Resolved: To accept the financial statements dated January 31, 2005, February 28, 2005 and March 31, 2005, subject to audit.

Notation: Nelson Llumiquinga and Vicki MacLay will call the homeowners who signed up to participate on committees to evaluate their level of interest in participating.

Notation: Nelson Llumiquinga will fill in as the website administrator until the May meeting.

Resolved: To appoint Vicki MacLay and Tedd Brandon as emergency contacts for Management.

Resolved: To appoint Nelson Llumiquinga as the board liaison to management.

Resolved: To accept the Mahoney Group insurance proposal for \$7,179.00 for April 24, 2005 through April 24 2006 property, crime and D&O insurance coverage.

Resolved: To have Poco Verde provide an estimate to add lighting to the existing monument signs.

Resolved: To post the open session meeting minutes on the website.

Resolved: To get quotes to repair the wrought iron and add caps to the support posts in the common area of phase 3.

Resolved: To discuss adding a capital improvements category to the budget at the May meeting.

Resolved: Not to oversee for 2005-2006.

Resolved: To put down pre-emergent in the fall.

Resolved: To move \$3,200.00 from the rye seed (budget landscape supply category) and put it into the weed control category.

Resolved: To table discussion of tree trimming until the May meeting.

Resolved: To approve the installation of two new trees to replace the tree that was removed on Peppertree and the tree that was removed on Morgan.

Resolved: Not to accept Komives (acct #451) proposal for security services and to let him know that the Association will keep his information on file in the event the Association would like to get a quote from his company in the future.

Resolved: To allow homeowner usage of the common areas for athletics.

Further

Resolved: Management will inform all homeowners that are interested in using the field that they must have an insurance policy, the fields can not be reserved and usage is limited to first come first serve.

Resolved: To table discussion of the website until the May meeting.

Resolved: To table discussion of parking fine schedule until the May meeting.

Resolved: To table discussion of homeowner non-payment of monetary penalties until the May meeting.

Resolved: To get a quote for parking patrol services on a one night per month and a two night per month schedule (between 12 midnight and 4 am).

Resolved: To table discussion of the proposed document viewing procedure until the May meeting.

Resolved: To get a legal opinion from Montgomery Attorneys on street parking.

Resolved: To change the meeting date to the third Thursday of the month.

Further

Resolved: To publish the new meeting schedule in the newsletter and on the website.

Resolved: To hold the May meeting at the Southeast Regional Library.

Resolved: To hold the October 20th meeting in the common area.

The next meeting is scheduled for May 19, 2005.

There being no further business to come before the Board, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

Kellie Underwood
Acting Secretary

Respectfully submitted,

Vicki MacLay
Secretary