

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 19, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Monday, May 19, 2005 at the Southeast Regional Library located at 755 N Greenfield Road, Gilbert AZ 85234 at 6:00PM

Directors in attendance: Nelson Llumiquinga, Vicki MacLay, Tedd Brandon (arrived at 6:25pm), Mike Rogers and Jon Bartlett

Absent: None

Also Present: Kellie Underwood and Marilee Mohr, Lepin and Renehan Management

Guests: Lee Manning

A quorum was established. The meeting was called to order at 6:21pm.

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

Resolved: To approve meeting minutes dated April 21, 2005.

Resolved: To table discussion of the April 30, 2005 financials until the June board meeting.

Resolved: To table discussion of adding additional budget categories to the financial report until the June board meeting.

Notation: Management will call Reserve Associates to ask if they could provide information on the reserve life of soccer goals and nets, baseball backstops and bases, and benches.

Notation: To add "Committee Reports" to the meeting agenda.

Resolved: To appoint Cyril (Lee) Manning, lot #37 as Chairperson of the Architectural Committee.

Resolved: To appoint Diane Cassens as Landscape Chair, John Bartlett as Newsletter Chair, Stacy Bartlett as Social Chair and Mary Ann Barnhardt as Street Parking Chair.

Notation: Management will send a letter, the committee charter and applicable guidelines to each committee chairperson.

Notation: Nelson Llumiquinga will approve these letters.

Resolved: To send a letter to Southwest Commercial Services, Inc requesting copies of all engineering and plans and to respond in writing as to the challenges they are encountering with the Town of Gilbert and acquiring

the necessary permits to build the monuments, what they are doing to remedy the situation and an expected timeline for project start and completion.

Resolved: For Management to get quotes to install lighting at the two current monument signs.

Resolved: To table discussion of the website until the June board meeting.

Resolved: To table discussion of contracting with a parking patrol service until the June board meeting.

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

Resolved: To approve use of the revised non payment of monetary penalties letter for use.

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

Notation: The board will send any proposed changes to the document viewing procedure to management via email for discussion at the June board meeting.

Resolved: To keep board meeting schedule the same.

Notation: Management will attempt to reserve one of the larger conference rooms at the front of the library for the June meeting, but if a room is not available a study room will be acceptable.

The next meeting is scheduled for June 16, 2005.

There being no further business to come before the Board, the meeting was adjourned at 7:42pm.

Respectfully submitted,

Respectfully submitted,

Kellie Underwood
Acting Secretary

Vicki MacLay
Secretary