

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 16, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Monday, June 16, 2005 at the Southeast Regional Library located at 755 N Greenfield Road, Gilbert AZ 85234 at 6:00 p.m.

Directors in attendance: Nelson Llumiquinga, Vicki MacLay, Jon Bartlett, Mike Rogers

Absent: Tedd Brandon

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

Guests: Racquel Gustafson (for James Russ with written permission) (Lot #555), Joanne and Joseph Garner (Lot #274), Barbara and Adam Mutolo (Lot #334), Steve Scarlett (Lot #20).

A quorum was established. The meeting was called to order at 6:09 p.m. by Nelson Llumiquinga.

Nelson Llumiquinga welcomed the homeowners and gave the floor to Racquel Gustafson who represented James Russ (Lot #555) at his written request. Racquel Gustafson expressed her concern about the numerous newspapers collecting in the driveways, streets and sidewalks in the community. She brought a large shopping bag full of newspapers that she had collected to present to the Board as evidence of the nuisance and clutter they presented in the community. She also presented a letter of complaint she had written to the Mesa Tribune. She read it to the Board and asked them to send it on behalf of the Gilbert Ranch Association. The letter requested that the Tribune cease its delivery to the Gilbert Ranch community. Nelson Llumiquinga stated he understood the unsightly nuisance the newspapers presented but he could not write a letter on behalf of all homeowners. He stated that it would be each homeowners responsibility to contact the Tribune to complain on their own behalf. Nelson Llumiquinga stated he would consult with Montgomery (the Associations attorney) to verify that the Board did not have another alternative to the issue. Nelson Llumiquinga thanked Racquel Gustafson for attending and her interest in the Gilbert Ranch community.

Joseph Garner (Lot #274) presented his concerns on three issues, weeds, parking and the landscapers who he stated threw up on his property while working in the common area directly in front of his property. Mr. Garner said he had received numerous violation letters about weeds on his property and in the sidewalk expansions in front of his property. He stated he called the City of Gilbert and they stated that the sidewalk in front of his house was City Property and was not his responsibility. He also stated that he was a very conscientious homeowner and keeps his yard maintenance up to the best of his ability. He stated that his work schedule did not permit him to keep up his yard maintenance on a weekly basis. Mr. Garner felt that he was being targeted by the Management company and would like to know how many violations were written the week he received his violation. Nelson Llumiquinga stated that the Management company drives the community and enforces the CC&R's. They were hired by the Board to assist in keeping the community in compliance with the CC&R's. Mr. Garner also had a concern with the issue of no overnight street parking. He stated that in the near future he would have to get another car for his teenager and was concerned with not being able to park the additional

car in the street. Mr. Garner wanted to know what Nelson Lluminquina's suggestions were for resolving this issue. Nelson Lluminquina stated that street parking is regulated by the CC&R's and it would take an affirmative vote by 75% of the homeowners to change the CC&R's. Nelson Lluminquina stated that he would have Management investigate the landscape issues.

Adam Mutolo (Lot #334) received a parking violation and said that the license number should be on the violation. He stated that many people have been parking in front of his home and that the vehicles were not his. Nelson Lluminquina advised that the Board was taking into consideration the possibility of hiring a parking patrol so that all neighborhoods would be patrolled equally and a more formal effort would be made to identify the vehicle. At this time the homeowners submit written complaints on a parking violation form and do not always provide the license plate numbers.

Steve Scarlett (Lot #20) received three missing landscape violations. He stated that after he received the second violation that he immediately went to Home Depot to purchase his shrubs and plants. He installed the plants the following weekend. He also provided pictures as proof that the plants were in but due to hot weather were not growing very rapidly. Steve Scarlett is requesting a waiver of the \$50.00 fine. Nelson Lluminquina stated that the Board would take the matter into consideration in the Executive Session.

Nelson Lluminquina thanked all who attended the meeting. At that time Joanne and Joseph Garner, Racquel Gustafson, Adam and Barbara Mutolo and Steve Scarlett left the meeting at 7:26 p.m.

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

Resolved: To approve the Board Minutes dated May 19, 2005 pending the addition of resolutions appointing Diane Cassens as Landscape Chair, John Bartlett as Newsletter Chair, Stacy Bartlett as Social Chair and Mary Ann Barnhardt as Street Parking Chair.

Resolved: To accept the April 30, 2005 and May 31, 2005 financials, subject to audit

Resolved: To approve the attached addendum, dated June 16, 2005.

Resolved: To table discussion of the 2006 preliminary budget until the August 18, 2005 Board Meeting.

Resolved: To table discussion of adding additional budget categories to the financial report until the August 18, 2005 Board Meeting.

Resolved: Management will contact Montgomery law firm to request that they draft a set of guidelines to assist the Board and Committees when conducting a meeting.

Notation: Aztec landscaping completed the Ray Road improvements and offered to comp the \$725.00 charge because Gilbert Ranch has been a loyal customer.

Resolved: To approve the delay of the installation of the ten replacement Shamel Ash trees until Spring 2006.

Notation: Plans for Monument Signs are at the City of Gilbert and Management is calling every few days to verify status of permit requests.

Resolved: To table discussion of lighting the two existing monument signs until the August 18, 2005 Board Meeting.

Resolved: To approve the quote from Eaglewings Iron Crafts (Bill Taylor) dated May 9, 2005 for \$1417.50 to repair the damaged wrought iron at common areas along Williamsfield prior to painting.

Resolved: To approve the quote from Foote Painting dated May 5, 2005 for \$5700.00 for painting the metal beams of the 7 Ramadas, the 35 light poles and +/-1217 linear feet of wrought iron fencing, on the condition that Foote Painting prepares the surfaces by sanding and priming.

Notation: The conduit in the common area north of Ivanhoe has been removed by Aztec Landscaping per the approval from Cox Communications.

Resolved: To approve the quote from Tree Doctors dated June 13, 2005 for \$12,714.70 for summer tree trimming.

Resolved: To table discussion of the website until the August 18, 2005 Board Meeting.

Resolved: To table discussion of parking patrol service until the August 18, 2005 Board Meeting.

Resolved: To table discussion of the parking fine schedule until the August 18, 2005 Board Meeting.

Resolved: To approve the proposed document viewing procedure, with one change, remove "at least six months" from first resolution (see attached).

Resolved: To have Montgomery Law Firm review the Association's insurance policies for adequacy of insurance coverage and compliance with the governing documents.

Resolved: To approve the committee welcome letter (see attached).

Notation: Management will obtain additional bids for a playground safety inspection.

Resolved: To approve a one time treatment for insects in the common areas immediately adjacent to homes.

Further

Resolved: Vickie MacLay will select the exterminator.

Notation: Management will attempt to obtain additional quotes and treatment alternatives for the extermination of cockroaches by June 24, 2005.

Notation: Homeowners who attend Board Meetings will be given a copy of the Association's meeting rules

The next meeting is scheduled for August 18, 2005.

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Kellie Underwood
Acting Secretary

Respectfully submitted,

Vicki MacLay
Secretary