

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
August 18, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Monday, August 18, 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, Jon Bartlett, Ted Brandon.

Absent: Vicki MacLay and Mike Rogers.

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

Guests and Contractors: Joanne and Joseph Garner (Lot #274), Sonia Reid (Lot #341), Loren Kendall and Lori Lagodny (Lot #25). Terry Van Hilsen of Aztec Landscaping.

A quorum was established.

The meeting was called to order at 6:20 p.m. by Nelson Llumiquinga.

Nelson Llumiquinga welcomed the guests and gave the floor to Terry Van Hilsen of Aztec Landscaping. Terry discussed replacement of the trees that were damaged in the last storm. He requested that the Board thank the Landscaping Chair for her assistance in the aftermath of the storm. Jon Bartlett requested that Terry Van Hilsen provide a written account of the trees that were damaged. He also requested that Terry provide the Board with a proposal for tree replacement. Terry agreed to provide a proposal to Management prior to the next Board Meeting on September 18, 2005. Jon Bartlett also stated that the tennis courts had a lot of pine needles on them and inquired as to how many times a week Aztec was sweeping the tennis courts. Terry Van Hilsen stated that he did not think that once a week was adequate because the pine needles seemed to be heavier this year. Terry Val Hilsen stated that he would increase the sweeping frequency to twice a week. The Board thanked Terry Van Hilsen for the information he provided and for attending the meeting. Terry Van Hilsen departed at 6:40 p.m.

Joseph and Joanne Garner (Lot #274) were given the floor. Joseph Garner presented his concerns regarding the method that the Board was using for street parking patrol. He felt that the current method of street parking patrol was not a fair patrol procedure and that some areas of Gilbert Ranch were not being patrolled. Nelson Llumiquinga advised Joseph Garner that work was in progress by the Board to amend the current procedure. Nelson also indicated that this issued would be addressed at the September 18, 2005 Board Meeting. Joanne

Garner presented her concerns about the violation letters she had received for weeds in her granite. She indicated that both she and her husband tried to keep the granite free of weeds and that she had used a product that did not work well. Terry Van Hilsen provided Joanne with another product name that was available at Home Depot. Jon Bartlett suggested that she try that product. Nelson Llumiquinga thanked the Garners for attending the meeting and their interest in the community.

Lori Lagodny (Lot #25) was given the floor. She expressed her concern about receiving violation letters for the trailer that she has been parking in her driveway on Friday nights to load up for quad running on the weekends. Lori Lagodny stated that she brings the trailer in on Friday morning and that she leaves on Saturday morning with the trailer. She felt that there was no other alternative than to park the trailer overnight. Lori suggested that the Board allow this practice as long as a homeowner would call into the management company to advise them that they would be loading their trailer. They should also advise the management company when they would be leaving. Lori Lagodny felt that this was a reasonable request. Nelson Llumiquinga stated that the Board would take her request under consideration and thanked her for her interest in community matters.

Sonia Reid (Lot #341) was given the floor to discuss a weed violation letter she had received. Sonia provided some pictures to the Board stating that the types of desert plants that she has planted often die out in the summer and look like weeds. Lori Lagodny (Lot #25) interjected that she was familiar with a lot of the desert plants species and that at this time of the year the type of plants Sonia Reid planted do look dried out. Sonia asked the Board to remove this violation from her file. The Board stated that they would consider her request and that they would notify her by mail.

Jon Bartlett invited Lori Lagodny (Lot #25) to join the Landscape Committee. He stated that with her knowledge of desert plant species she would be a great asset to the Committee. Lori stated that she would talk with the Landscape Chairperson about joining the Committee.

Notation: Management will email the Landscape Chairperson's contact information to Lori Lagodny (Lot #25).

Nelson Llumiquinga thanked all who attended the meeting for their dedicated interest in the community. At that time (7:10pm) Joanne and Joseph Garner (Lot #274), Sonia Reid (Lot #341) and Lori Lagodny (Lot #25) left the meeting.

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

Resolved: To approve the open meeting minutes dated June 16, 2005 with corrected typographical errors.

Resolved: To table the June 30, 2005 and July 31, 2005 financials until the September 18, 2005 Board Meeting.

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

Resolved: To table discussion of possibly adding additional budget categories until the September 18, 2005 Board Meeting.

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

Notation: Management will request a additional information on the bid from Foster Electric that will include the other monument that requires lighting.

Resolved: To table discussion of the bid on building of the entry monument by Southwest Commercial.

Notation: Management will include report on events of permit requests submitted by Southwest Commercial to the Town of Gilbert in the September 18, 2005 management report.

Notation: Copies of the monument building plans have been provided to management by Southwest Commercial.

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

Resolved: To table newsletter update until September 18, 2005 Board Meeting, including article submitted by Evans (Lot #124) regarding neutering of feral cats in the community.

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

Resolved: To have Montgomery Law Firm review parking violation letters for suggestions of special language for increased fines on RV's, trucks etc.

Notation: The Board is suggesting that fines for parking violations for RV's, trucks, etc., begin with \$100.00 on first fine letter, \$200.00 on second fine letter and \$300.00 on third fine letter.

Resolved: To accept a bid from Woody Playgrounds to provide a written inspection report for the safety inspection of (3) playgrounds in the common areas of Gilbert Ranch at a cost of \$350.00.

Resolved: To table the discussion of monthly pest control treatment in the common areas.

Notation: Management will contact the U of A Extension Services for information on pest control measures, types of treatment and recommended treatment periods for pests in the Phoenix area.

The next meeting is scheduled for September 18, 2005.

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

Respectfully submitted,

Respectfully submitted,

Marilee Mohr
Acting Secretary

Nelson Lluminguina
President