

**GILBERT RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
September 22, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Monday, September 22, 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, Mike Rogers

Absent: Ted Brandon, Vicki MacLay

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

Guests and Contractors: Julie Caplinger, lot #672 (arrived 6:10 pm; departed 6:34 pm)

A quorum was established.

The meeting was called to order at 6:00 p.m. by Nelson Llumiquinga.

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

**Resolved:** To approve the open meeting minutes dated August 18, 2005.

**Resolved:** To accept the June 30, 2005, July 31, 2005 and August 31, 2005 financials, subject to audit.

**Notation:** Jon Bartlett will work with Management to draft the fall newsletter. The board is willing to pay Management for this service. Jon will send out copies of previously published newsletters to the Board. Topics for the upcoming newsletter may include information on how to cancel the free newspaper, feral cats and the pool party.

Julie Caplinger was given the floor. Julie, the new Landscape Chair came to discuss the following items and requested that workorders be sent as necessary.

1. "No trespassing" sign knocked over near Williams Field on Val Vista near canal
2. Weeds in the middle of phase 3 need to be removed – pull don't spray.
3. Trees growing through shrubs in phase 3 along the pathway near the canal.
4. Overgrown bougainvillea in phase 3
5. Dead shrubs

6. Julie will set up a fall walk – thru with Terry from Aztec
7. Gophers near the canal
8. Stakes in ground north of Ivanhoe/trees removed
9. Broken tree on Key Biscayne
10. Homeowners trash cans left on the street
11. Installation of Child crossing signs/bus stop (Toledo/Granite) – Management will contact The Town of Gilbert, Neighborhood Services and have them call Julie directly.
12. Kids throwing food into the street at the bus stop in the morning

**Resolved:** To get bids for landscape maintenance for the January 2006 meeting.

**Resolved:** Management will send a memo to Southwest Commercial Services to request that they set up a pre-project walk through with Jon Bartlett.

**Resolved:** To remove Monument Lighting from the agenda.

**Resolved:** To have the Landscape Committee make a recommendation on whether or not to replace any of the trees that were removed due to storm damage.

**Resolved:** For Management to add tree trimming to the January 2006 meeting schedule in order to get quotes for the February meeting.

**Resolved:** To discuss and approve exterminating on an as needed basis.

**Resolved:** To further discuss the board's regular meeting location at the October Board meeting.

**Resolved:** To table discussion of the website until the October meeting.

**Resolved:** To submit the 2005 Water Wise Recognition application form to the Town of Gilbert.

**Resolved:** To approve the budget with indicated changes.

**Resolved:** To approve the attached budget resolutions.

**Resolved:** To permit Vicki MacLay to approve release of the final payment to Foote Painting for the wrought iron, light pole and ramada painting project.

The next meeting is scheduled for October 20, 2005.

There being no further business to come before the Board, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Respectfully submitted,

Kellie Underwood  
Acting Secretary

Nelson Lluminquina  
President