

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 25, 2007**

Directors in attendance: Nelson Llumiquinga, Vicki Maclay, Mike Rogers and Richard Gooch

Directors absent: None

Also Present: Connie Sahadi and Karen Lepin, Lepin and Renehan Management
Benjamin Fillmore, Tree Doctors and Lee Manning, Architectural
Committee Chairman

The meeting was called to order at 6:30 p.m. by Nelson Llumiquinga at the Southeast Regional Library, located at 775 North Greenfield Road, Gilbert, AZ 85234.

A quorum was established.

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

Resolved: To approve the minutes of the June 8, 2006 Annual meeting and the August 24, and September 28, 2006 Board meetings.

Resolved: To accept the financial reports for the months ending September 30, October 31, November 20 and December 31, 2006, subject to audit.

Benjamin Fillmore of Tree Doctors entered the meeting.

Notation: Benjamin Fillmore of Tree Doctors asked for the Board's input on the current trimming practices and recommended that the Association discussed with the Board the need for additional tree care to be budgeted annually for the Association. The Board asked Tree Doctors to submit a bid proposal for the tree care they believe is necessary at Gilbert Ranch in 2007.

Benjamin Fillmore of Tree Doctors left the meeting.

Lee Manning gave the Architectural Committee report.

Resolved: To grant the March 1, 2007 extension requested by Lot # 677 (Eastep) #677 pertaining to the parking of his tenant's "George Brazil" plumbing truck.

Further Resolved To have Beth Mulcahy respond to the request from Lot # 677 (Eastep) for a list of the names of the complainants since the request was received via certified mail.

Notation: The Spring, 2007 newsletter was discussed. Nelson Llumiquinga will submit articles to the Community Manager. Additional articles to be included in newsletter will cover parking, working out of garages, keeping garage doors closed, responsibility to furnish renters with the Rules and Regulations of the Community and the article submitted by former Board member Rex Burns regarding trash and recycle pick-up will be included. The new schedule of Dunn-Edwards paint colors will also be included with the newsletter mailing.

Resolved: To request a revision to the December 15, 2006 proposal from Aztec Landscaping to repair the damage at the Granite/Erie Street entrance to the greenbelt that accommodates preventive reconstruction not just replacing what already exists.

Further Resolved: To authorize Board member, Vicki Maclay, to approve this bid if it does not exceed \$3,500.00.

Further Resolved: To contact AZTEC about the following deficiencies in their service:

- Many tree stakes that have not been removed now that the trees are large enough to stand on their own. There are also guy wire supports that are cutting into the tree limbs and need to be loosened.
- Attention needed to irrigation watering times throughout the property. The irrigation seems to be running all of the time and pooling throughout property and making it impossible for homeowners or children to make use of the greenbelts.
- Irrigation head at Red Rock and Erie in Phase III right next to the basketball court that sprays water onto the concrete every time it goes off. This has been going on for at least 9 months and will eventually etch the concrete.
- Paper debris all over the property most notably at the mailboxes. The Board feels your crews aren't picking up trash around the mail boxes as they should (Section 12 of contract) and are not removing materials taped to the mail boxes.

Notation: There was discussion about the removal of graffiti along the common wall that runs along the CAP canal in Phase III. The vendor who removed the graffiti said he will be revisiting the areas that are still visible to try and clean up more. The contractor first used a chemical paint solvent and then power-washed the walls, but despite extensive labor was having difficulty getting all of the colors off the wall. Management recommended that the Board consider painting this wall for more efficient and expedient removal of the graffiti in the future.

Resolved: To secure bids from paint companies to paint the common wall that runs along the CAP canal in Phase III. Foote Painting is to be asked to bid on this project.

Resolved: To allow homeowner Logan Johnson of Lot #255, an employee of Wells Fargo, to sponsor an Easter Egg Hunt for the Residents of Gilbert Ranch along with a fellow realtor. The Board understands that this will not be advertised as an event sponsored by Gilbert Ranch HOA, but as an event sponsored for Gilbert Ranch residents.

Further Resolved: The Board requests that the large common area at the north end of the property by the tennis courts and tot lot be used, since this is the largest common area and there is adequate space for parking.

Ratify: Approval of the 2007 budget.

Ratify: Approval of the 2007 Board meeting schedule as published to the homeowners with the budget mailing, copy attached.

Notation: Pest Prevention will be contacted to see what can be done to lower the monthly cost of inspections and pest prevention. This request excludes gopher control. Service with Arizona Pest Prevention will remain as is for the time being, as positive results are evident.

Notation: Management brought the color books provided by Dunn Edwards to the meeting. A copy was given to Lee Manning, Chairman of the Architectural Committee. Two additional copies will be kept at the office by the Community Manager and Community Coordinator.

Resolved: To delegate the responsibility for signing Association liens and lien releases to Lepin and Renehan Management, Inc. until and unless otherwise resolved.

Resolved: To approve the resolutions outlining the procedure to be followed if a homeowner (defendant) responds to a small claims complaint filed by the association which are made a part of these minutes by attachment.

Resolved: To respond to the written notice from the homeowner of Lot #656 (Barnhart) that in accordance with the CC&R's, pages 18 and 19, ARTICLE VIII, Use Restrictions, Section 8.1 Permitted Uses and Restrictions – Residential, Subsection (t) (3) and (8), the Association will split the cost for repairing the shared wall behind their lot along Val Vista Drive.

Further

Resolved: To advise the owner that the Association will obtain a bid and the homeowner is invited to obtain a separate bid from a contractor of their choice provided the contractor is licensed and insured.

Resolved: To notify Community Action Security company to once again implement the overnight parking patrol with the same schedule as reflected in the original contract. A new open-end contract to be secured for signature by the Board.

Resolved: To request the Architectural Committee review the Architectural Committee Rules and propose amendment language for Board approval on areas it feels appropriate to include but not be limited to:

- Amending the Architectural Committee Rules page 2 of 6, "Appeal" to correctly reflect that the appeal is to be submitted to the Board of Directors in accordance with the CC&R's, page 12, Article VII, Section 2.
- To consider language regarding allowable window coverings and window awnings.

Resolved: To secure a bid from the Mulcahy law firm for a CC&R analysis of the 5 top violations. If the cost is \$225.00 or less Mulcahy will be requested to provide the appropriate citations.

Resolved: To obtain an opinion from Aztec Landscape Company on the replacement of trees behind Lot # 185 (Blakemore) based upon the owner's request that trees be planted.

Resolved: To approve the contract with Playground Police to audit all Tot Lots at Gilbert Ranch at a cost of \$300 each and perform monthly inspections thereafter at the rate of \$75 per hour. Sand and replacement parts are extra.

Resolved: To request Attorney Mulcahy write a letter to the attorney for Southwest Commercial Services on behalf of Gilbert Ranch requesting a written commitment that Southwest Commercial Services will complete the outstanding items outlined in the association's letter of December 4, 2006 within three weeks.

Notation: Having the name on the entry monument sign at Phase 3 different from Gilbert Ranch was discussed. Nelson Llumiquinga stated this was discussed in the past and it was the consensus that Gilbert Ranch was all one community and it was not in the best interest of the community to separate the areas with different names.

Notation: It was suggested by a board member that a bid to install shade covers over all the tot lots in the Association be obtained.

Notation: It was suggested by a board member that trash cans be placed at each mailbox within Gilbert Ranch.

The next meeting is scheduled for February 22, 2007 at the Southeast Regional Library beginning at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned at 8:35 pm.

Respectfully submitted

Connie Sahadi
Connie Sahadi, Acting Secretary

Respectfully Submitted

Vicki MacLay
Vicki MacLay, Secretary

GILBERT RANCH HOMEOWNERS ASSOCIATION
PO BOX 11330
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ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF DIRECTORS

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association, an Arizona Corporation, was held at SE Regional Library located at 775 North Greenfield Road, Gilbert, Arizona on January 25, 2007.

One of the purposes of the meeting was to discuss small claims complaints. After discussion and upon motion duly made and seconded, it was unanimously:



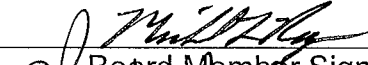
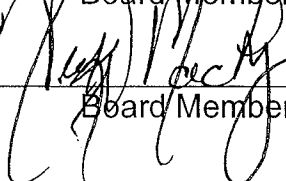
Whereas: If a homeowner (defendant) files a response to a small claims complaint filed by the Association, the Association must be represented in court, and

Whereas: Arizona Revised Statute (ARS) requires a Corporation to be represented by a board member at a small claims hearing, and

Whereas: The lack of a board member's attendance in court will result in the dismissal of the small claims complaint, it was,

RESOLVED: That when a small claims complaint is answered by the defendant, the case will be turned over to the Association's attorney to be transferred to Justice Court where the Association will be represented by the attorney and a board member's attendance will not be required by ARS.

FURTHER
RESOLVED: The attorney may amend the complaint and add attorney's fees and costs which will be charged to the owner's account.

 _____ Board Member Signature	_____ Board Member Signature
 _____ Board Member Signature	_____ Board Member Signature
 _____ Board Member Signature	_____ Board Member Signature
 _____ Board Member Signature	_____ Board Member Signature