

GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 17, 2008

Directors in Attendance: Josh Hankinson, Richard Gooch, Steve Scarlett, and Mary Ann Barnhart

Director Absent: Nelson Llumiquinga.

Also Present: Christal Crain and Karen Lepin of Lepin and Renehan Management.

A quorum was established and the meeting was called to order at 7:40 pm.

After due discussion and upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Notation: Russell Castle discussed his concerns about the standing water in all three green belts, particularly the large tract at the north end of the property.

Notation: Management advised that they contacted the Town of Gilbert to perform a water survey and it should be ready prior to the next meeting.

Notation: Aztec Landscape Maintenance and the Town of Gilbert will be invited to attend the May 15, 2008 Board Meeting for the presentation of the Town's findings.

Notation: Russell Castle mentioned that the sprinklers run in the morning when there is low water pressure. He recommends the sprinkler schedule be changed.

Notation: Steve Scarlett said abandoned vehicles should be turned into code enforcement.

Notation: There was a discussion about kids causing damage to common area landscape. The board directed the homeowners who witness the activity to submit a complaint in writing including the address of the kids involved to the Board for a letter to be sent to the parents.

Notation: There was a discussion about the need for additional trash cans throughout the community, particularly at the park closest to Ray Road.

Notation: To ask Aztec and Tot Lots for recommendations of locations for new trash cans.

Notation: Jen Fithen expressed her concerns about homes that have high weeds and poor maintenance. Tom and Jen Fithen provided a list of homes east of Val Vista that are in violation of poor front yard landscape maintenance.

Resolved: To authorize Management to use the self help paragraph in section 10.2, page 23 of the CC&Rs for yard maintenance on lots with serious landscape maintenance issues, are not owner occupied, and at least one monetary penalty notice has been sent, but corrective action has not been taken.

Resolved: To elect the officers of the Board of Directors as follows:

President	Josh Hankinson
Vice President	Richard Gooch
Treasurer	Mary Ann Barnhart
Secretary	Steve Scott

Notation: The Bank Signature Card was signed by the Officers of the Association and the Management Company.

Notation: Josh Hankinson as President will act as the Board Liaison.

Resolved: To appoint Mary Ann Barnhart as the primary check signer and Josh Hankinson as the secondary check signer.

Notation: The Annual Corporation Report was signed by Josh Hankinson.

Resolved: To approve the minutes of the October 25, 2007 Board Meeting as written.

Resolved: To accept the financial statements dated October, November and December, 2007.

Notation: The Board tabled the review and acceptance of the January, February and March, 2008 financial statements.

Resolved: To approve the audited financials for 2007 and to approve C&J Raymond to audit 2008 per the attached addendum.

Resolved: To move \$40,000.00 into Wachovia CD per the attached addendum.

Notation: The topic of a landscape walk through was tabled.

Notation: The discussion of not watering, particularly the large tract at the north end of the property near the tennis courts, will be added to the May 15 Board Meeting Agenda.

Notation: The Board members will inspect the tennis courts and basket ball court as it relates to the bid from AZ Top Seed Bid and this matter will be discussed at the May meeting.

Resolved: To acknowledge that Jack's Homework is owned and operated by Jack Heffron, who is the husband of Laura Heffron, Head of Management Services at Lepin and Renehan, and to keep him on the vendor list.

Notation: Topic of Reducing Meeting Schedule was tabled.

Notation: To respond to Cotner (#552) advising that the entry monuments are not lit because there is no electricity supplied to that area making it cost prohibitive, and there is an increased risk of vandalism.

Resolved: To obtain bids for poop pick-up service for the rights-of-way and common areas.

Notation: To respond to Ochoa (#3) advising that the Board is looking into the options for poop pick-up services and will make mention of the problem in the next news letter.

Notation: To respond to Allara (#175) advising that the Board will be completing a landscape walk to discuss plant installation; he is welcome to submit recommendations for replacement. His concerns regarding street light outages and speeding need to be directed to the Town of Gilbert. Vendor solicitation cannot be prohibited in neighborhoods with public streets. The Board will be installing additional trash receptacles and the Association has contracted with a monthly tot lot service. The Board passed a new procedure for dealing with front-yard maintenance issues on vacant lots.

Notation: To respond to Ferris (#306) advising Board will look into the options to address the dog poop concern and will consider installing more trash cans.

Notation: The topic of Behm (#480) – Bees in shared fence was tabled. Steve Scarlett will meet with the homeowner.

Notation: To respond to Pitcox (#131) and DeLuca (#649) advising of the Boards resolution to proceed with self help as necessary per the CC&Rs.

The next scheduled meeting is May 15, 2008.

There being no further business to come before the meeting, it was adjourned at 8:41 pm.

Respectfully submitted

Christal Crain
Acting Secretary

Steve Scarlett
Secretary