

GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MAY 15, 2008

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

Director Absent: Richard Gooch

Also Present: Christal Crain of Lepin and Renehan Management, Robert Buettner (#74), Matt Behm (#480) and Tom Wells (#633)

A quorum was established and the meeting was called to order at 6:46 pm.

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

Notation: Matt Behm presented the history of bee activity in the wall of his rear yard.

Notation: The topic of Behm (#480) – Bees was tabled.

Notation: The financials dated January, February, March and April 2008 were accepted, subject to audit.

Resolved: The April 17, 2008 Board Meeting Minutes were approved, as written.

Resolved: The 2008 Membership Meeting Minutes were approved, as written.

Resolved: To adopt the new Records Viewing Procedure per the attached addendum.

Resolved: To appoint Tom Wells to the Board of Directors.

Resolved: To appoint Committee Members as follows:

Newsletter/Communications:	Jenifer Fithen, Tom Fithen and Josh Hankinson
Street Parking:	Aaron Janus, and MaryAnn Barnhart
Common Landscape	Mark Hess, Josh Hankinson, Terry Anderson, Diane Cassens and Angie Gertig
Social/Public Relations:	Kent Power, Josh Hankinson and Elizabeth Hankinson
Architectural:	Larry Morgan, Russell Castle, Tom Fithen and Elizabeth Hankinson

Notation: The Topic of Committee Charters was tabled.

Notation: The topic of Parking Violations and Patrol Reports was tabled.

Resolved: Not to send street parking violation letters until further notice. Board will discuss enforcement of street parking at the June 19, 2008 Board Meeting in light of Beth Mulchay's 11-3-06 legal opinion.

Notation: Courtesy letter will be sent to Lopez (#9) in response to his notice of additional cars to be parked on the street.

Notation: A landscape walk will not be scheduled for 2008.

Notation: To table the topic of Architectural Guidelines. No action will be taken until the Architectural Committee raises concerns.

Notation: The Board will continue to meet monthly.

Notation: The topic of high water usage was tabled.

Resolved: To approve the attached amendment to Tot Lot's contract for playground maintenance service to include the playground located at Ivanhoe and Bermuda Drive, and power washing of the basketball court and ramada area located on Rome and Tyson, at an additional cost of \$110.00 per service. The new price will be \$365.00 per service.

Resolved: To request proposals for playground maintenance.

Notation: Topic of Additional Trash Cans was tabled.

Notation: The topic of Affluent Water Reservoir was tabled.

Resolved: To elect Tom Wells as the liaison for the research of affluent water reservoir.

Notation: Revised proposal will be requested from AZ Top Seed for court stripes, nets and windscreens.

Notation: The topic of Blackmore (#185) Palo Verde Tree was tabled.

The next scheduled meeting is June 19, 2008.

There being no further business to come before the Board, the meeting was adjourned at 8:17 p.m.

Respectfully submitted

Christal Crain  
Acting Secretary

Steve Scarlett  
Secretary