

**GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 19, 2008**

Directors in Attendance: Josh Hankinson, MaryAnn Barnhart, Richard Gooch and Tom Wells.

Absent: Steve Scarlett

Also Present: Homeowners Tom Fithen (#15) Jennifer Fithen (#15) and Russell Castle (#208). Christal Crain of Lepin and Renehan Management was also present.

A quorum was established and the meeting was called to order at 6:36 p.m.

Upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Resolved: To appoint Russel Castle as Chair of the Architectural Committee.

Resolved: To accept the May 2008 Financial Statement, subject to audit.

Notation: A new signature card was signed.

Resolved: To approve the May 15, 2008 Board Meeting Minutes, as written.

Resolved: To appoint MaryAnn Barnhart to attend, or arrange for another Board Member to attend Small Claims Hearings.

Notation: No action will be taken regarding the Committee Charters.

Notation: The Architectural Committee will propose amendment(s) to the Architectural Committee Rules if they feel appropriate or necessary and bring to the Board for approval once they have completed it.

Resolved: To appoint Jennifer Fithen to the Architectural Committee.

Notation: The topic of parking violations and patrol reports was tabled. In the meantime, street parking violation letters will not be sent.

Resolved: To respond to Bertrand (#57) thanking her for notifying the Board of her circumstances, advise that the Board will be addressing parking in the next few months, and requesting that she ensure that the driveway is used whenever possible to aid in keeping the street free from vehicles.

Resolved: To send a courtesy letter to Woodruff (#453) thanking her for her concerns and attention to the community regarding landscape violations, renter responsibility, common area maintenance and playground safety; and encourage her to continue communicating her concerns to the Board of Directors.

- Resolved: To approve Tot Lot's proposal to replace the entrance tube on the playground at Tulsa and Rome at a cost of \$385.00.
- Notation: Tom Wells will purchase "No Trespassing" signs for the property. Jack's Homework will install the signs. The Board will discuss locations of the signs at a later time.
- Resolved: To move the sign on the wall along the canal, adjacent to Val Vista, to the gravel area in the northeast corner of phase three at a cost not to exceed \$100.00.
- Notation: The topic of landscape maintenance proposals was tabled. The Board requests management research the quantities of each plant size that were installed last year.
- Notation: The topic of poop pick-up service proposals was tabled.
- Resolved: To install a 15-gallon sissoo tree behind Barnhart (#656).
- Resolved: To not approve Land Technics' proposal (on behalf of Aztec) to install dirt in the common retention area on Key Biscayne and Ray Roads.
- Resolved: To send a letter to Wyatt (#313) stating that "The desert species trees were recently trimmed and tree trimming will continue throughout the year. A work order was issued to repair the lights on the walkway; please let us know if the lights are not working. The Board of Directors is looking into options for replacing the park benches as needed. Homeowner assistance and awareness of vandalism is appreciated and your interest and diligence in these matters is a great contribution to our community."
- Resolved: To send a letter to Blakemore (#185) giving him the chance to choose a 15-gallon replacement tree and the option to pay the difference in cost if he prefers a 24" box tree.
- Resolved: To authorize Jack's Homework to use the paint color he submitted on common walls to cover graffiti.
- Resolved: To not overseed with Rye on the northern half of the greenbelt that is north of Ivanhoe and the greenbelt that is between the canal and Erie Street adjacent to Williamsfield Road.
- Notation: Postcards will be sent to the owners on Erie who back up to the greenbelt off of Williamsfield Road giving them the opportunity to appeal the Board's decision to not overseed; the deadline for them to submit a response will be July 31, 2008.
- Resolved: To remove and replace the column that is housing a bee hive at Behm (#480); the cost to be split as follows: Behm 25%, Shillington (#479) 25% and Gilbert Ranch 50%.

Resolved: The Association will pay for necessary bee treatment that is completed on fence walls that are shared in common between the Association and homeowner(s). The Association will collect the applicable share from the affected homeowners if the homeowner(s) lot is accessed for treatment. The cost of treatment shall be shared as follows:

One lot accessed - Homeowner 50%, Association 50%

Two lots accessed - Each homeowner 25%, Association 50%.

Notation: The topic of additional trash cans was tabled. The Board requests proposals and recommendations of more durable trash cans and tables.

Notation: Majority approval of the Board Members by email will constitute the decision to repair or replace the broken benches prior to the August Board Meeting.

Notation: The topic of playground maintenance proposals was tabled.

Notation: The use of common areas and association parks will be mentioned in the newsletter instructing homeowners notify the Association when a park area will be used for a group event; contact information must be provided to the Association. The Board will consider the use of a waiver to be signed.

The next board meeting is scheduled for August 21, 2008, at 4:00 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:55 p.m.

Respectfully submitted,

Christal Crain  
Recording Secretary

Steve Scarlett  
Secretary