

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 21, 2008**

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

Also Present: Homeowners Tom Fithen (#15), Jennifer Fithen (#15), Larry Morgan (#632) 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 6:40 p.m.

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

Notation: Josh will provide draft of Newsletter.

Notation: Richard Gooch submitted his resignation from the Board of Directors.

Resolved: To accept the June and July 2008 Financial Statement, subject to audit.

Resolved: To approve the June 19, 2008 Board Meeting Minutes, as written.

Resolved: To accept the \$5.00 increase in the monthly exterminating service fee provided by Arizona Pest Prevention effective September 1, 2008.

Resolved: To accept the \$33.90 per month fuel surcharge for Lepin and Renehan Management effective August 1, 2008.

Notation: The Board was notified that Jack's Homework is no longer a licensed contractor; nonetheless the Board will continue to use Jack Heffron for projects under \$1000.00.

Resolved: To appoint James Russ and Troy Blakemore as Alternative Members of the Architectural Committee.

Notation: The discussion about the Architectural Committee's reaction to the vote of Elizabeth Hankinson concerning the revisions to the Architectural Guidelines was tabled. The Architectural Committee will request a meeting with Elizabeth Hankinson to discuss the proposed Architectural Guidelines. The alternate members will be invited to observe, but shall not vote concerning the Architectural Guidelines at this meeting.

Resolved: To grant an extension to repair the gate, as requested by Rodriguez (#141).

Resolved: To cancel the parking patrol agreement with Armada.

Notation: The topic of AZ Top Seed's proposal for crack repairs on the tennis courts was tabled.

Notation: The topic of Western Pump Service's proposal to install timers at the pump stations was tabled.

Notation: The topic of Aztec's proposal to install 3" electric master valves for sprinkler system in the tennis lawn areas to deter vandalism was tabled.

Resolved: To appoint MaryAnn to propose locations of the trees to be planted by Aztec. MaryAnn will send the map to the Board for review before it is submitted to Aztec.

Notation: The topic of Landscape Maintenance Proposals was tabled.

Resolved: To have Aztec post-emerge for clover in the turf at Red Rock and Erie if cost included in the landscape maintenance contract.

Resolved: To reduce water in the north part of the tract between Ivanhoe and Ray Roads; turf to be watered enough to keep the Bermuda alive in the summer.

Resolved: To re-seed all turf areas

Resolved: To proceed with granite installation, to be completed by Mesquite Landscape Services at a cost of \$35,904.00. Agreement was signed by Josh.

Resolved: To request that Aztec fill in any holes and remove debris in the granite areas before the granite is installed.

Notation: The topic of Public Use of Common Areas was tabled.

Resolved: Maryann will draft a map with the locations of the No Trespassing signs and will send to the Board for approval by email.

Notation: The topic of poop pick up service was tabled.

Notation: The topic of additional trash cans and benches was tabled.

Resolved: To reimburse Behm (#480) for bee treatment in the amount of \$350.00.

Further

Resolved: To request an attorney draft a response letter to Behm (#480) explaining the Board's authority and reaffirm the Board's proposal to pay half of the costs to remove and replace the column to eliminate bees according to the CC&Rs.

Notation: The topic of AZ Top Seed's proposal to re-stripe the basket ball court and add nets and windscreens to the tennis court was tabled.

Notation: The topic of Playground Maintenance was tabled.

Notation: Consideration of installation of affluent water reservoir will not continue.

The next board meeting is scheduled for September 18, 2008, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:51 p.m.

Respectfully submitted,

Christal Crain
Recording Secretary

Steve Scarlett
Secretary