

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 18, 2008**

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

Also Present: Homeowner Russell Castle (#208) and Tenant Nick Holgate (#342).
Christal Crain of Lepin and Renehan Management was also present.

Absent: Steve Scarlett

A quorum was established and the meeting was called to order at 6:37 p.m.

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

Notation: Josh will provide a draft of the Newsletter.

Notation: The August 2008 Financials were available for review, however, the Board wished to include them on the next Agenda.

Resolved: To approve the August 21, 2008 Board Meeting Minutes, as written.

Resolved: To offer the remaining term of former Board Member, Richard Gooch, to Kent Power (#323).

Resolved: That the next and final Meeting of the Board of Directors for 2008 shall be held on November 6, 2008.

Resolved: To hold the November 6, 2008 Board meeting at the offices of Lepin and Renehan Management, in Tempe, Arizona.

Resolved: To schedule the first 2009 Board Meeting for January 8, 2008. The remaining Board Meetings shall be held on the first Thursday of the following months: February, March, April, May, June, August (Optional), September, October, and possibly November.

Resolved: To transfer funds from the Contingency and Professional Services reserve accounts to the Operating account as needed to meet operating expenses through December 2008.

Resolved: To reaffirm the Board decision to pay any water expenses above \$55,000 from the Landscape reserve account, and to pay for winter seed costs from Landscape reserves.

Notation: The authorization of payment for non-routine service charges for website administration performed by the manager was tabled. The Board requested an itemized invoice of services performed.

- Resolved: That all votes made by members of the Architectural Committee, including the "No" vote made by Elizabeth Hankinson concerning the Architectural Guidelines, shall be valid and be irrevocable.
- Notation: The discussion of a new landscape maintenance contractor was tabled. The Board requested additional information to make the proposals "apples to apples."
- Resolved: To replace all damaged or missing trash cans with "Wabash" 6' diamond-pattern dark/forest green benches with backs, and trash cans, location to be determined by MaryAnn.
- Further
Resolved: To request a cost for installation per unit from Dave Bang.
- Resolved: To move all in-tact benches and parts from playground and ramada areas to replace those missing and damaged along the walkways north of Ivanhoe. MaryAnn will provide details to Management before proceeding. Management to get a cost per unit to relocate the benches.
- Resolved: To assess penalties per the Fine Policy for parking violations of an excessive nature. Excessive Nature to be defined.
- Resolved: To authorize Jack Heffron to install 24, "No Trespassing" signs at a cost not to exceed \$500.00.
- Notation: Tom Wells will exchange 7.5' sign posts for 6' sign posts.
- Resolved: To reimburse Tom Wells for the purchase of 24, "No Trespassing" signs, not to exceed, \$1600.00.
- Resolved: To request an alternate landscape maintenance contractor to clean up the "Self Help" lots that Aztec will not do.
- Notation: Topic of AZ Top Seed bids was tabled. Board requested costs for just tennis court nets, including the type and material of net.
- Resolved: Minnick (#638) To send a letter thanking her for advising the Board that homeowners dump uncontained trash on other homeowners' properties.
- Resolved: Brinkerhoff (#298) To grant the extension to replace the plants until October 31, 2008.
- Resolved: Wallach (#436) To send a letter to the rental agent, Pfeifler, explaining what the manager meant in the 8/21/08 letter advising that the "canopy" needed to be raised on the tree. No action will be taken regarding the rental agent's claim that there is no bulk trash and no weeds on the lot because of the age of the violations.
- Resolved: Deliman (#342) To allow tenant, Holgate, to park his white utility trailer used for landscaping in the driveway until further notice.

Resolved: Carney (#587) To grant the extension to trim the palm trees until October 31, 2008.

Resolved: To send another letter to owners who have not complied with yard maintenance requests if self help work orders have already been issued, advising that if the yard is not brought into compliance the Association may proceed with legal action.

Notation: Consideration of selling Association land adjacent to Ray Road will not continue.

Notation: Topic of timers/valves was tabled. Tom will research the topic.

Notation: Consideration of changing playground maintenance companies will not continue.

Notation: Consideration of poop pick-up service will not continue.

Notation: Discussion about entry monuments will not continue.

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

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:41 p.m.

Respectfully submitted,

Christal Crain
Recording Secretary

Steve Scarlett
Secretary