

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 5, 2009**

Directors in Attendance: MaryAnn Barnhart, Steve Scarlett, Kent Power, and Tom Fithen.

Also Present: Homeowners Jennifer Fithen (#15); Robert Whitlock (#16), Russell Castle (#208); and Cindy Strycker (#265). Christal Crain and Nick Ferre of Lepin and Renehan Management were also present.

Absent: Tom Wells

A quorum was established and the meeting was called to order at 6:35 p.m.

Nick Ferre, CEO for Lepin and Renehan, came to discuss management services and fees. There was a discussion about the fuel surcharge. Nick explained that fuel charge would be implemented again if/when gas prices are above \$3.00 per gallon for 30 consecutive days.

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

Resolved: To accept the December 2008 Financial Statements, subject to audit.

Resolved: To approve the January 22, 2009 Board Meeting Minutes, as written.

Resolved: To accept the Assessment Collection Policy as revised at the 1/22/09 meeting, to be effective April 1, 2009.

Notation: The topic of insurance was tabled.

Resolved: To enforce parking violations in the same manner as all other violations.

Resolved: To authorize Dave Bang to install 21 benches and 16 trash cans (all parts) at a cost NTE \$22,000.00.

Notation: Cindy Stryker came to discuss a "stair step" crack in the wall between her back yard and the HOA common area on Rome.

Resolved: To get three proposals to repair the wall between lot #265 and the common area on Rome. The Board will ensure that Stryker accepts 50% of the cost of the approved proposal before proceeding.

Resolved: To appoint Bob Whitlock (#16) as Chair of the Lighting Committee. He will walk the community one time per month and report light outages to Management.

Resolved: Manager will get bids for tennis nets and a cost to restripe tennis court.

Resolved: Not to replace the set of volley ball posts and net that has fallen down off of Ivanhoe and Bermuda.

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Resolved: To allow the citrus trees in the front yard of lot 485 due to the length of time the trees have been on the property and their infertility.

Notation: Letters will be sent to all current committee members inviting them to attend Annual Membership meeting if they wish to be (re)appointed to a committee.

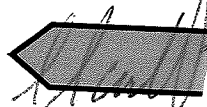
The next board meeting is scheduled for March 5, 2009, after the Annual Membership Meeting.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:45 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary



Steve Scarlett
Secretary