

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 6, 2009**

The Board meeting of the Gilbert Ranch Homeowners' Association was held on Thursday, August 6, 2009, at San Tan Ford, 1429 E. Motorplex Loop, Gilbert, Arizona, at 6:30 p.m.

Directors in Attendance: MaryAnn Barnhart, Amy Coppolillo, Tom Wells and Steve Scarlett

Also Present: Homeowners Eric & Mathiesen (#435) and Russell Castle (#201).
Christal Crain of Lepin and Renehan Management was also present.

Absent: Tom Fithen

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

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

Notation: Eric and Jennifer Mathiesen (#435) came to discuss the barking dog resolution made at the June 10, 2009 Board meeting.

Notation: MaryAnn Barnhart arrived at 6:41pm.

Notation: The Mathiesens left the meeting at 7:01pm.

Resolved: To revise the resolution concerning dog barking enforcement as follows:

Resolved: To send only one courtesy letter for dog barking violations when complaints(s) are received from only one neighbor.

Further

Resolved: To continue enforcement for dog barking violations if the barking can be verified. Verification can be in the form of recent video footage, in person by a Board Member or management representative, or by a written complaint from a second homeowner.

Resolved: To approve the June 4, 2009 Board Meeting Notes, as written, since there was no quorum.

Resolved: To approve the June 10, 2009 Board Meeting Minutes, as written.

Resolved: To accept the May and June 2009 Financial Statements, subject to audit.

Notation: Tom Wells and Steve Scarlett will look at the wall off of Galveston and Peppertree and draw specs for a solution.

Resolved: To mail the revised Monetary Penalty policy with next budget mailing. The Community Manager will draft a cover letter, and the Board will submit ideas to be included.

Resolved: Burns (#612) Mary Ann spoke to the homeowner in response to his concerns about the volley ball net and enforcement. No further action needs to be taken.

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Resolved: Hanna (#642) To send a letter to the homeowner that the garage and driveway must be utilized for parking before any vehicle can be parked in the street. Enforcement will continue if the Mercedes is seen parked in the street while the driveway is empty. The letter will suggest that the owners consider extending their driveway provided they submit plans and receive architectural approval.

Resolved: Stewart (#514) To respond to the owner advising that the artifacts need to be submitted regardless of how long they have been there, as it is a requirement in accordance with the Association's documents.

Notation: Discussion about tilling playground sand was tabled.

Notation: The Board requested costs for tables from Phoenix PreCast.

Resolved: To obtain a cost from Best Choice Handyman to replace missing slat on bench at Tyson & Voyager with wood.

Resolved: Not to send Lien Intents by Certified Mail.

Notation: The Board does not find it necessary to continue sending fine letters by certified mail.

Resolved: To accept the proposal from LaBarre/Oksnee for an increase in Fidelity Bond coverage to \$400,000 at a prorated premium of \$74 for the remainder of the policy term.

Resolved: To appoint Mary Ann to revise the Friendly Reminders/Newsletter.

Further

Resolved: The above newsletter will go out with the next Budget Mailing.

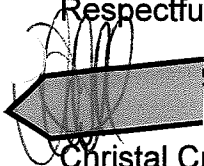
Resolved: To keep the two existing newsletters in the welcome packet.

Notation: The Board discussed Lepin and Renehan's customer service. Overall they expressed satisfaction, but requested more continuing education classes or round-table discussions with other association boards.

The next board meeting is scheduled for September 3, 2009, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:07 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary



Amy Coppolillo
Secretary