

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 3, 2009**

The Board meeting of the Gilbert Ranch Homeowners' Association was held on Thursday, September 3, 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 Tom Fithen

Also Present: Homeowners James Russ (#555), Jennifer Fithen (#15) and Russell Castle (#201). 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 6:36 p.m.

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

Resolved: To approve the August 6, 2009 Board Meeting Minutes, as written.

Resolved: To accept the July 2009 Financial Statements, subject to audit.

Resolved: To remove the drinking fountain and the meter that services the drinking fountain near the playground off of Ivanhoe.

Resolved: To approve the 2010 budget per the attached addendum.

Notation: MaryAnn will make some modifications to the budget backup, including removal/reallocation of reserves for Tot Turf, and send to management.

Notation: Topic of Renovation Solution's wall repair bid was tabled. Tom Wells will review their proposal and provide revised specs to management including demolition of the rest of the wall, removing debris, and rebuilding all 4 panels.

Resolved: To obtain two additional proposals once Tom Wells provides the revised specs for the wall repair.

Notation: The Association will ask the neighboring property owner to contribute/split cost for the wall repair.

Resolved: To approve Tot Lot's proposal to till all of the sand at the 4 playgrounds (not including the volleyball courts).

Notation: Topic of replacement tables was tabled. Tom Fithen will look into alternatives and pricing.

Resolved: Hanna (#642) To deny the owners' request for a variance to park the Mercedes on the street as the circumstances are not extenuating enough to warrant a variance. All vehicles must be parked in garages and driveways as much as possible. In addition, the Mercedes leaves fluid stains on the street, leading the Board to believe the car may need to be repaired.

Notation: Lot #630 (Birchak) Tom Wells reported that there is a vehicle regularly parked on the street in front of this home that is in disrepair and leaves fluid stains on the street. A letter will be sent to the owner advising that if the problem is not addressed, Town of Gilbert Code Compliance will be contacted.

Notation: No action will be taken concerning the parking policy.

Resolved: To approve Foster Electric's proposal #09-1472 for pump maintenance at an annual cost of \$720.

Resolved: To appoint the Architectural Committee to review the new paint color palette provided by Dunn Edwards and approve/deny. Once approved, the new palette will be put on the internet by Dunn Edwards.

The next board meeting is scheduled for October 1, 2009, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:58 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary



Amy Coppolillo
Secretary

**GILBERT RANCH HOMEOWNERS ASSOCIATION
ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF DIRECTORS**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association, an Arizona Corporation, was held on September 3, 2009.

One of the purposes of the meeting was to discuss items concerning the 2010 Budget. After discussion and upon motion duly made and seconded, it was unanimously:

RESOLVED: To increase the annual assessment by the maximum as allowed in the CC&R's to \$819.00 per lot.

RESOLVED: To approve the attached budget at an annual fee not to exceed \$648.00 per lot for a total of 678 lots. The assessment is to be collected in quarterly increments not to exceed \$162.00 each in accordance with the legal documents and to authorize MaryAnn Barnhart to make adjustments to finalize the numbers.

RESOLVED: To designate Reserve Interest to Landscape Reserves at year end.

RESOLVED: To approve the following to go with the budget mailing

- Cover Letter

RESOLVED: To approve the following to be published on the website by the website administrator no later than December 1 in lieu of mailing to the homeowners with the 2010 coupon/statement and cover letter

- 2010 Budget Pie Chart
- 2010 Budget Narrative
- Assessment Collection Policy
- Direct Debit Authorization Form
- 2010 Board Meeting Schedule
- Monetary Penalty policy