

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 1, 2009**

The Board meeting of the Gilbert Ranch Homeowners' Association was held on Thursday, October 1, 2009, at San Tan Ford, 1429 E. Motorplex Loop, Gilbert, Arizona, at 6:30 p.m.

Directors in Attendance: MaryAnn Barnhart, Amy Coppolillo and Tom Fithen

Also Present: Homeowners Mr. and Mrs. Dan Hilton (#345), Jennifer Fithen (#15) Bob Whitlock (#16) and Russell Castle (#208). Nick Ferre, CEO of Lepin and Renehan Management was also present (Christal Crain was out on maternity leave).

Absent: Steve Scarlett and Tom Wells

A quorum was established and the meeting was called to order at 6:30 p.m.

Notation: Mr. Hilton (Lot #345) presented his appeal for fine waiver related to non-compliance notices about his trash can placement. Ms. Barnhart gave the Hiltons a copy of the Town of Gilbert statutes related to trash cans. Mr. and Mrs. Hilton left the meeting after their presentation.

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

Resolved: To approve the September 3, 2009 Board Meeting Minutes, as written.

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

Resolved: To approve the Dunn Edwards color palette and house schemes as recommended by the Architectural Committee.

Notation: Management to have the color booklets updated by Dunn Edwards to coincide with the newly approved palette and schemes.

Resolved: To accept the resignation of Troy Blakemore from the Architectural Committee and appoint Bob Whitlock to the committee as Mr. Blakemore's replacement.

Notation: Homeowners to be notified via the web-site of the 24% discount offered by Dunn Edwards for Gilbert Ranch homeowners.

Resolved: To approve Renovation Solutions Group's proposal (Option 2) to remove 48 feet of block wall and replace with 4" block and 8"x8"x16" wall panels at the corner of Galveston and Peppertree, all reinforced with rebar for a cost not to exceed \$4,300 (\$3,975 + tax).

Resolved
Further: To have Renovations Solutions Group grout the entire wall for a cost not to exceed \$870 (\$800 + tax).

Resolved

Further: To have Management verify that the maintenance of the wall located at the entrance to the community, east of Val Vista, by the storage units and the electrical boxes, is the responsibility of the association. If it is, then Management is to have Renovations Solutions Group patch the hole in the wall as a part of the pricing and scope of work related to the replacement and grouting of the 48 feet of block wall as approved above.

Resolved: To allow a three-month extension for the Andersons (Lot #292) to remove the trees in their yard, management to also inform the Andersons of the Landscape Guideline minimums related to the number of trees that must be located in the front yard.

Notation: Ms. Barnhart to review the lights located at 2167 Balboa, and instruct Management accordingly as it relates to the lights/flag installation.

Notation: Ms. Barnhart to review palm tree installation and trimming issue at Lots #485 & #486 and instruct Management accordingly.

Notation: The Board discussed allowing advertising on the association's website with different options related to community members and non-members. No set policy was established.

Notation: Mr. Fithen presented pricing for the replacement/installation of a concrete table in the common area. The matter was tabled indefinitely.

Notation: Ms. Barnhart introduced the possibility of installing a skate park in the common area located off of Ray Road and in the vicinity of the volleyball court. The Board requested that this topic be placed on the agenda for the Annual Meeting.

Resolved: To instruct Management to take non-anonymous complaints (verbally, written letter or e-mail) related to parking where the complaint includes the date of the parking infraction, the house address where the vehicle is parked, the make, model, color and license plate information and send letters to the owners without having to have the information validated by Management first.

The next Board meeting is scheduled for January 7, 2010, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:19 p.m.

Respectfully submitted,



Nick Ferre
Recording Secretary



Amy Coppolillo
Secretary