

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

The Board meeting of the Gilbert Ranch Homeowners' Association was held on Thursday, March 5, 2009 at San Tan Ford, 1429 E. Motorplex Loop, Gilbert, Arizona, after the Annual Membership Meeting.

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

Also Present: Homeowners Jennifer Fithen (#15); Russell Castle (#208); Lee Manning (#37); Jason Stasiak (#256); and Bob Whitlock (#16). Christal Crain of Lepin and Renehan Management was also present.

Absent: Tom Wells

A quorum was established and the meeting was called to order at 7:32 p.m.

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

Resolved: To authorize Lepin and Renehan to approve architectural submittals for painting without sending the submittals to the Architectural Committee, as long as the colors are from a color scheme on the current approved list and there are no variations.

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

Resolved: To approve the February 5, 2009 Board Meeting Minutes, as written.

Resolved: To approve the LaBarre/Oksnee insurance proposal at a premium of \$5,767.00.

Resolved: To use another handyman, as Jack Heffron is not licensed.

Resolved: To elect the following directors to the offices marked after their names:

President:	MaryAnn Barnhart
Vice President:	Tom Fithen
Secretary:	Amy Coppolillo
Treasurer:	Tom Wells
Member at Large:	Steve Scarlett

Resolved: To appoint Committee Members as follows:

Architectural:	Troy Blakemore, Lee Manning, Russell Castle, Michelle Delpier Burns and Jennifer Fithen. Bob Whitlock is an alternate member.
Common Area/Landscape:	Teri Bertrand, Rex Burns, Bob Whitlock and Russell Castle
Newsletter/Communications:	Tom Fithen, MaryAnn Barnhart and Teri Bertrand
Lighting:	Bob Whitlock

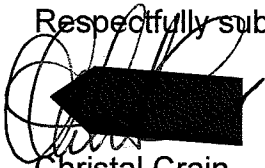
- Notation: The topic of tennis nets was tabled. Steve Scarlett will research metal tennis nets.
- Resolved: To ask Tot Lots to restructure/adjust volleyball nets (on both courts) so that the nets are at a regulation height.
- Resolved: Not to replace the volleyball court net that was removed.
- Notation: The topic of benches and trash cans was tabled. MaryAnn will complete another inventory of benches and provide a revised quantity.
- Notation: Due to the current economy, Management advised against the Association paying a down payment for the benches and trash cans. The manager will discuss alternatives to a down payment with Dave Bang; Kent Power was asked to recommend the best alternative.
- Resolved: To begin budgeting in Reserves for resurfacing of the tennis courts.
- Resolved: To approve Arizona Master Court's proposal to restripe the tennis courts at a cost of \$500.
- Resolved: To approve Best Choice's proposal to repair the shared fence wall with Lot #265. The owner of the lot will be presented with the proposal and must agree to pay 50% of the cost prior to the work beginning.
- Resolved: To acknowledge that Catherine LaTona, an employee of Lepin and Renehan Management, is the sister in law of Mark Besthoff, owner of Best Choice Handyman, LLC. Mr. Besthoff is an insured handyman contractor who has in the past and may continue in the future to provide service to the Association from time to time.
- Resolved: To have Allscape trim the shrubs so they remain more natural in appearance, rather than "hard-pruning" the shrubs, and to leave/encourage flowers instead of keeping the shrubs "manicured".
- Resolved: To revised the Monetary Penalty Policy to change the compliance period from 6 months to 90 days.
- Resolved: To respond to lot #317 with explanation about the violation letter concerning the bench in the front yard and an apology for the frustration she experienced due to the background information missing from the letter.
- Resolved: To appoint Board Members to act as liaisons with the committees as follows:
Architectural – Amy Coppolillo
Common Area/Landscape – MaryAnn Barnhart
Newsletter/Communications – Tom Fithen
Lighting – Tom Fithen

Notation: The above liaisons will encourage communication between the committee and the Board of Directors and help ensure that the committee is operating effectively and is being well utilized.

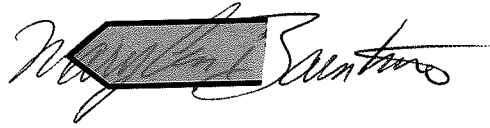
The next board meeting is scheduled for April 2, 2009, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 8:44 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary



Steve Scarlett
Secretary

MARY ANN BARNHART
PRESIDENT