

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 7, 2010**

The Board meeting of the Gilbert Ranch Homeowners' Association was held on Thursday, January 7, 2010, at San Tan Ford, 1429 E. Motorplex Loop, Gilbert, Arizona, after the Annual Membership Meeting.

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

Also Present: Homeowner Russell Castle (#208) and Christal Crain of Lepin and Renehan Management.

Absent: Steve Scarlett and Tom Wells

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 October 1, 2009 Board Meeting Minutes, as written.

Resolved: To approve the November 17, 2009 Board Meeting Minutes, as written.

Resolved: To accept the September, October and November 2009 Financial Statements, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2008 as audited by Clyde and Joanne Raymond, CPA's.

Resolved: That Mary Ann Barnhart will contact Tom Wells and Steve Scarlett and request that they resign from Board of Directors, as they each missed six meetings in 2009.

Resolved: To send an invitation to Kent Power and Russell Castle to fill the term of Steve Scarlett and Tom Wells, provided they resign from the Board.

Resolved: To hold the 2010 Annual Meeting on March 4th. The regular Board meeting will be held after the Annual Membership Meeting.

Resolved: To approve the 2010 Board Meeting Schedule, attached.

Resolved: Lot #162 (Watson) To send a response letter to the owner that a reminder will be given to the community through the website and newsletter concerning the need to pick up dog waste.

Resolved: To put a reminder on the website for owners to pick up after their dogs.

- Resolved: To amend one of the 2009 year-end resolutions as follows:
When management is notified of a Trustee Sale/Foreclosure on a delinquent account, and the balance on the account is more than \$500.00, a small claims action will be immediately filed to secure a personal judgment against the delinquent owner as a lien is wiped out in a Trustee Sale/Foreclosure.
- Resolved: To request management provide a report showing the number of small claims filed in 2009, the number of judgments obtained and the amount of money returned after small claims filed.
- Notation: The Landscape Committee members will be invited to attend the 2010 spring landscape walk. Mary Ann will also attend.
- Resolved: To send all written complaints to Mary Ann to verify before management sends letters.
- Resolved: To request Dunn Edwards provide a new, current, color palette for the community consisting of at least 10 different schemes.
- Resolved: To include a notice to the homeowners with the annual meeting notice mailing that painting of homes will be required by the end of 2012.
- Resolved: To have Mark Besthoff with Best Choice Handyman repair the block wall at Peppertree and Oakland. No proposal is needed.
- Notation: A letter will be sent to lot #376 (Cayman) to paint the south rear yard wall along Tyson.
- Notation: A letter will be sent to lot # 533(Ryoo) in February to install tree(s) and shrubs in accordance with the guidelines. The letter will give the owners 90 days to comply.

The next board meeting is scheduled for February 4, 2010, at 6:30 p.m.

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:25 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary



Amy Coppolillo
Secretary

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
2010 MEETING SCHEDULE**

The Gilbert Ranch Homeowners Association Board of Directors has scheduled its 2010 meetings for the following dates.

Meetings start at 6:30 p.m. and are held at:

San Tan Ford
1429 E. Motorplex Loop
Gilbert, Arizona 85297

January 7
February 4
March 4
March (Annual Meeting)
April 1
May 6
June 3
August 5 (Optional meeting)
September 2
October 7
November 4

If you desire to attend the Board of Directors meeting, or be placed on the agenda, please call Lepin and Renehan Management at (480) 345-0046 at least ten (10) days prior to the meeting.

Changes to this meeting schedule will be posted on the Gilbert Ranch website www.gilbertranch.com.