

**GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 4, 2010**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, February 4, 2010, 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 Russell Castle (#208), Kevin Forsyth (#454) and Bob Whitlock (#16); Christal Crain of Lepin and Renehan Management.

Absent: Tom Wells

A quorum was established and the meeting was called to order at 6:34 p.m.

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

Notation: Steve Scarlett submitted his resignation from the Board of Directors on January 31, 2019.

Resolved: To approve the January 7, 2010 Board Meeting Minutes, as written.

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

Notation: The Board requested an explanation from Allscape for the high water usage in February through April.

Notation: The Board did not approve Foster Electric's proposal to repair the irrigation pump at the Tyson Street station. The Board requested Allscape to assess the pumps and make repairs that were noted on the inspection report submitted by Foster Electric. And requested a second opinion.

Resolved: Not to pursue small claims on any account, including those for which the Association has been notified of a Trustees Sale, until the balance includes \$800.00 in Assessments and collection costs.

Notation: The intent of this decision is to reduce the amount spent by the Association in attempting to collect delinquent assessments.

Notation: The Carpenter, Hazlewood, Delgado and Wood's contingency collection proposal was reviewed and rejected.

Notation: Approval of the audit of the 2009 financial statements was tabled. Mary Ann Barnhart and Amy Coppolillo will review the audit report.

Notation: Lot #454 (Becher) The tenant, Kevin Forsythe, came to appeal the Architectural Committee's disapproval of the paint color he used on the trim of his home. This matter was tabled. The Board will make a decision after it reviews and approves the new color palette which is being prepared by Dunn Edwards. At that time, the Board will be able to determine whether or not Mr. Forsythe's new trim color will be complimentary. Dunn Edwards will be asked to provide a couple of color schemes that incorporate the trim color that is on lot #454.

Resolved: Lot #380 (Aalona) To disapprove the request for a variance to allow the owner to park on the street.  
Amy Coppolillo voted nay.

Resolved: To approve Safe and Sounds Playground Inspection's proposal to remove the damaged cork screw slide at Ivanhoe and install sand at a cost of \$1,235.59.

Notation: Topic of damaged table (Williamsfield) was tabled. Mary Ann will look at the table to see if the damaged plank needs to be removed or replaced.

Resolved: To appoint Russell Castle to the Board of Directors to fill the unexpired term of the position vacated by Steve Scarlett.

Notation: If homeowners have painted the exterior of their home after January 1, 2006, they will be exempt from the upcoming requirement to paint their home by December 31, 2012.

Notation: The Open Session meeting was adjourned to Executive Session at 7:36 p.m.

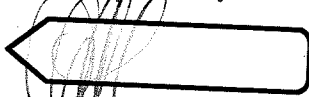
Notation: Open Session was re-opened at 7:55.

Resolved: To appoint Russell Castle as Treasurer

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

There being no further business to come before the Board, Open session was adjourned at 7:36 p.m.

Respectfully submitted,



Christal Crain  
Recording Secretary



Amy Coppolillo  
Secretary