

**GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
APRIL 1, 2010**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, April 1, 2010, at San Tan Ford in Gilbert, Arizona, at 6:30 p.m.

Directors Present: Mary Ann Barnhart, Amy Coppolillo and Russell Castle

Absent: Philip Bashaw and Melanie Baas

Also Present: Homeowner Jason Stasiak (#256), Carla Terrian (#564) and Tracy Brunick (#280); Christal Crain of Lepin and Renehan Management.

Quorum was established and the meeting was called to order at 6:35 p.m.

After due discussion and upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated.

Resolved: To approve the minutes of the March 4, 2010 open session Board meeting as written.

Notation: The March 4, 2010 Annual Membership Meeting minutes were reviewed. No changes or corrections were noted.

Resolved: To accept the Financial Statement dated February 2010, subject to audit.

Notation: The last water usage report will be sent to Allscape for clarification on why water usage for the meters at 1770 Williamsfield and 2062 Peppertree was so high.

Resolved: To appoint Architectural Committee Members as indicated:  
Russell Castle            Lee Manning  
Jennifer Fithen         Kelly Saunders  
Bob Whitlock            Robert Wyatt  
Jason Rempel            and Terry Anderson (as an alternate)  
Committee Chair to be appointed at the first meeting of the Committee

Resolved: To appoint the Landscape Committee Members as indicated:  
Jason Stasiak  
Robert Wyatt  
Jason Rempel  
Committee Chair to be appointed at the first meeting of the Committee

Resolved: To appoint the Parking Committee Members as indicated:  
Mary Ann Barnhart – Area #1  
Sharon Bailey – Area #2  
Bob Whitlock – Area #3  
Russell Castle – Area #4  
Robert Terrian – Area #5  
Committee Chair to be appointed at the first meeting of the Committee

Resolved: To assign the following tasks to the Parking Committee:

- Verify parking complaints received through the website.
- Each member to patrol his/her assigned area between the hours of 12:00am and 5:00am twice per month and report violations in writing to management.

Notation: Management will send a report to the committee at the end of each week to let them know what parking violation letters have been sent so they know when a home can receive a subsequent letter.

Resolved: To appoint the Lighting Committee members as indicated:  
Scott Long

Further

Resolved: To assign the following task to the lighting committee:

- Inspect the lights in the community once per month and report any outages in writing to Management.

Resolved: To appoint the Public Relations/Social Committee members as indicated:  
Tracy Brunick                      Carla Terrain  
Cindie Rempel                      Carmen Stasiak  
Committee Chair to be appointed at the first meeting of the Committee

Notation: The committees will not be expected to provide committee reports for each Board meeting; the Board meeting agenda will include committee-related items as they come up.

Resolved: To appoint the Painting Committee Members as indicated:  
Carla Terrian                      Tracy Brunick  
Amy Coppolillo                      Mary Ann Barnhart  
Russell Castle  
Committee Chair to be appointed at the first meeting of the Committee

Resolved: That the Painting Committee will perform a visual inspection of all the homes in the community, note what homes need to be painted, and which specific areas of each home, if not all of it, need to be painted (i.e. trim, fascia, doors, etc). The results of the inspection are to be forwarded to management no later than August 15, 2010 so courtesy letters can be sent to those owners who need to paint all or portions of their home. Provided the Committee's written inspection results are received by management no later than August 15<sup>th</sup>, the courtesy letters are to be sent no later than September 1, 2010.

Resolved: That all homeowners need to submit for architectural approval when painting, regardless of whether or not the colors are being changed. This is to ensure that the Association has a record of when painting was completed and what colors were used.

- Resolved: To remove Scheme #11, which includes Storm Cloud, Black Pearl and Wooden Peg, from the approved color list.
- Resolved: To approve the new color palette provided by Dunn Edwards; these colors are in addition to the existing color palette.
- Resolved: That homeowners can choose a scheme with 3 colors and opt to not use the accent color. Also, owners can select an optional door color, which can be used in addition to the colors that are a part of an approved color scheme.
- Resolved: To suggest that owners use the Dunn Edwards specs and put a copy of the specs on the website.
- Resolved: To ask the website administrator to add a painting page to the website with a prominent link to the page on the home page. The paint page shall include the following information.
- Scheme #11 has been removed from the approved color list.
  - Enforcement will not be based on the date the homes were last painted; rather a visual inspection of every home is going to be performed in the summer of 2010 to determine what, if any, painting or repairs are needed on each home. Letters will be sent only to those homeowners whose homes need painting and repairs done.
  - All homeowners must submit for architectural approval prior to painting, regardless of whether or not their exterior paint colors are being changed. This is being done to ensure that the Association has a record of when painting was completed and what colors were used.
- Resolved: To ask the website administrator to add a comments/forum page to the website where homeowners can post referrals or experiences about painting contractors they've used. Comments will be sent to management to be placed in the lot file, then forwarded to Russell Castle to confirm the home was recently painted before posting the comments on the website.
- Resolved: Lot #454 (Becher) To let the homeowner know that the painting committee will review their home this summer during the community-wide visual inspection. The letter will advise the homeowner that the recommended body color is Sandal #DEC715, in case he decides to paint the remainder of the home before the inspections are complete.
- Resolved: To approve Tot Lot's proposal to remove and replace the broken section of the tube slide at Redrock/Erie at a cost of \$577.00.
- Resolved: Not to consider replacement of the playground structures at this time. The Board will consider pursuing the matter in September.
- Resolved: Not to install any plants or trees at this time.

Resolved: Not to approve Safe and Sound's proposal for regular playground maintenance.

Resolved: To request a cost from Tot Lots and Safe and Sound for a cost to perform bi-monthly and quarterly inspections without pressure washing or raking and to report graffiti to management.

Resolved: Lot #475 (Bannon) Not to take any enforcement action on the parking of the FedEx van on the driveway.

Resolved: Lot #280 (Brunick) To table discussion of the wall that is alleged to have been damaged by the Association-maintained tree in the common area so the Board can inspect the wall. Allscape Property Maintenance and Best Choice Handyman will also be asked to assess the wall and advise the cause of the damage.

Resolved: Lot #469 (Keppel) Not to consider the neighbors' throwing of an empty propane tank into their yard a nuisance; the Board feels this activity should be handled by the police.

Further

Resolved: Lot #469 (Keppel) To respond to the owners that the Association requested additional drive-by's by the Gilbert Police and a letter was sent to the homeowner of 1810 Milky Way expressing concerns about the property possibly being vacant.

Resolved: To authorize Mary Ann to decide whether or not to approve Econolight's proposal to install a glare shield on the greenbelt light at Tyson and Bermuda to prevent light from shining into lot #200 (McLaughlin/Leise).

Resolved: To approve the 2010 – 2011 addendum for landscape maintenance service for the months of November 2010 through March 2011, attached.

Notation: Allscape leaves grass clippings on the sidewalk. A work order will be issued for them to clean the sidewalks after they mow the turf.

Resolved: To not accept the proposal for worker's comp insurance from LaBarre/Oksnee.

Resolved: To request the graffiti signs from Maricopa County that the Gilbert Police suggested Gilbert Ranch acquire, as the amount of graffiti has increased dramatically over the past few months.

Resolved: To send a post card to phase 2 owners with the following:  
Vandalism, including graffiti in the HOA in the past 6 months has cost the Association \$2,000.00. This money depletes funds that were originally designated to other projects for the community's enjoyment.  
Please contact the Gilbert Police if you suspect any suspicious activity.  
Maricopa County courts may impose fines up to \$150,000 and a minor vandal's parents may be held liable up to \$10,000.

Resolved: That Self Help letters are to be sent to the owners of lots that have a plethora of weeds and have an off-site address.

Notation: The following topics were tabled:

- Meeting Packet Orientation
- Review of Enforcement/Fine Policy
- Review of Assessment Collection Policy
- Review of ACP as Directions to Management

The next meeting is scheduled for May 6, 2010.

There being no further business to come before the Board, the meeting was adjourned 8:45 p.m.

Respectfully submitted,

  
Crystal Crain  
Recording Secretary

Respectfully submitted,

  
Amy Coppelillo  
Secretary

Allscape Property Maintenance  
P.O. Box 7083  
Surprise, Arizona 85374  
September 03, 2009

Christal Crain, Community Manager  
Lepin and Renehan Management  
C/O Gilbert Ranch H.O.A.

2010-2011 ADDENDUM

RE: Gilbert Ranch HOA 2010-2011 Non-Overseed for all turf areas.

Per the Board's direction and scope of work, Allscape is proposing an addendum for non-overseed throughout the entire community during the fall of 2010.

Allscape will apply a Pre-emergent Herbicide as directed at a cost of \$250.00 per Acre to all turf areas during dormancy (note, 17.72 acres of turf = \$4,430.00). In addition to a pre-emergent application, Allscape will maintain all emerging weeds in turf with a post application herbicide (included within pre-emergent cost).

\*Note, a Monthly Contract reduction in services totaling \$2350.00 per month will be applied to Gilbert Ranch between the months of November 2010 through March 2011 under the scope of this Addendum. Monthly service hours for the Gilbert Ranch Mow Crew will be reduced 115 hours each month during this period. Furthermore, Allscape will be mowing all Dormant Turf (1) time each month to maintain a clean appearance. In addition, a dormant irrigation program will be added to irrigate both the trees and dormant turf throughout the community.

Sincerely

Scott Haas  
Account Manager  
623-340-2760

Approved: Mark Ann Barum Date: 4/1/10  
Name: Mark Ann Barum Title: PRESIDENT