

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
AUGUST 5, 2010**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, August 5, 2010, at San Tan Ford in Gilbert, Arizona, at after the Executive Session Meeting.

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

Absent: Philip Bashaw

Also Present: Homeowner Jason Stasiak (#256) and Tracy Brunick (#280), and Christal Crain of Sentry Management of Arizona, Inc were also present.

Quorum was established and the meeting was called to order at 6:36 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 June 3, 2010 open session Board meeting as written.

Resolved: To accept the Financial Statements dated May and June 2010, subject to audit.

Resolved: Not to have the reserve study updated at this time.

Resolved: To adopt the Records Retention Policy, attached.

Resolved: In accordance to the approved Records Retention Policy, all records of the Association older than provided in the State and Federal Statutes are to be shredded at the Association's expense.

Resolved: To cancel the October 7, 2010 meeting.

Resolved: To approve the 2011 Board Meeting Schedule, attached.

Resolved: To appoint Mary Ann Barnhart as the Short Sale Contact.

Resolved: To request pricing for professional website administration.

Notation: The attached verbiage for the First Notice to be sent out for the House Painting Project was accepted.

Resolved: To approve Torrent Resource's proposal for cleaning of drywells at a cost of \$24,157.02.

Resolved: To approve Precision Electric's proposal for quarterly pump maintenance at a cost of \$1,400 per year.

Gilbert Ranch Homeowner's Association
August 5, 2010 Meeting Minutes
Page 2 of 2

- Resolved: Not to install trees near the playgrounds for shade.
- Resolved: Lot #617 (McKinnon) To continue enforcement of the broken windows in accordance with the monetary penalty policy.
- Resolved: Lot #182 (Vicente) To advise the owners that if the vehicles are kept in the driveway and are maintained, there will be no further inquiries or requests. Inoperable vehicles may not be stored in view of neighboring property; for that reason, the vehicles stored on the driveway must be registered and legal for basic transportation.
- Resolved: Lot #151 (Fox) To grant an extension to trim the palm tree in the front yard until November 1, 2010.
- Resolved: Lot #678 (Atkinson) No response will be sent to the owner as all issues were resolved prior to the meeting.
- Resolved: Lot #357 (Mueller) To have Tree Doctors trim the Association's pine trees that are adjacent to this lot and the owner will pay for 50% of the trimming.
- Resolved: To appoint Mary Ann Barnhart and Amy Coppolillo to research and select playground systems to be considered at the September meeting.
- Resolved: To dissolve the parking patrol committee.
- Resolved: Not to adopt a playground mission statement.
- Resolved: Not to overseed in the fall of 2011.
- Notation: The following topics were tabled:
- Review of Enforcement Letters
 - 2011 Budget
 - Website Administrator.

The next meeting is scheduled for September 2, 2010.

There being no further business to come before the Board, the meeting was adjourned 8:11p.m.

Respectfully submitted,


Cristal Crain
Recording Secretary

Respectfully submitted,


Amy Coppolillo
Secretary

GILBERT RANCH HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS 2011 MEETING SCHEDULE

The Gilbert Ranch Homeowners' Association Board of Directors has scheduled its 2011 meetings to be held on the following dates.

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

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

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

Homeowners who desire to attend a board meeting or be placed on the agenda should call Sentry Management of Arizona at 480-345-0046 at least 10 days prior to the meeting to make arrangements.

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

Records Retention Policy

Adopted July 2010

In accordance with the Planned Community Statutes, the Non-Profit Corporation Act, the Federal Statutes related to financial record retention and the Electronics Transaction Act, the Board of Directors has derived the following policy related to the retention of corporate records:

Indefinite Retention:

- Governing Documents
- Declaration of Covenant, Conditions and Restrictions
- Articles of Incorporation
- By-Laws
- Rules and Regulations
- Architectural Guidelines
- All Amendments to the Governing Documents
- Resolutions
- Minutes of all Meetings of the Membership
- Minutes of all Meetings of the Board of Directors
- Actions Taken without a Meeting by the Membership
- Actions Taken without a Meeting by the Board of Directors
- Actions taken by a Committee on behalf of the Association
- Architectural Approvals and Disapprovals in the Lot Files

One-Year Retention:

- Records related to the Removal of a Board Member

Three-Year Retention:

- All Written Communication to Members (this includes the membership at large and individual members) including but not limited to:
 - Notices
 - Letters
 - E-Mails
 - Ballots
 - Web Pages
 - Newsletters
 - Post-Cards
 - Financial Records at the Association's Principal Location

Seven-Year Retention:

- Financial records as required by the IRS

Dear Homeowners:

Our neighborhood is now over ten years old. Pursuant to the Gilbert Ranch Declaration of Covenants, Conditions, Restrictions & Easements (CC&Rs) it is each homeowner's responsibility to maintain their property, including adequate exterior painting. In this distressed real estate market, it is particularly important to maintain the attractive appearance of all of the homes within Gilbert Ranch in order to keep property values at their optimum level.

In the summer of 2010, a Committee was appointed by the Board of Directors for the purpose of evaluating every home in our community to determine whether or not painting was needed based on a set criterion. Upon exterior inspection of your home, it was noted that [CCR detailed description].... This letter serves as formal notice that you have until **December 31, 2012** to complete this work.

In April 2010, the Board expanded the list of approved colors by adding additional, new exterior color schemes to the current list, which includes both 2-color and 3-color paint schemes. A copy of the complete list is enclosed for your convenience. **These are the only approved colors.** The Dunn Edwards store is located at 1514 E. Ray Road, Gilbert, AZ 85296; phone number is (800) 909-4752. The store's website address is www.dunnedwards.com. Owners of corner lots with stucco walls must paint and maintain the area outside the perimeter fence adjacent to the street running alongside the lot in the same color as the body of your home. Enclosed for your convenience is a plan submittal form. Please complete this form with your choice of colors and return to Sentry Management of Arizona, Inc. for submittal to the Architectural Committee prior to commencing your exterior painting.

The Board feels that giving all homeowners until December 31, 2012 will provide sufficient time to complete the work. If there is ANY reason(s) that your home will not be repainted by December 31, 2012, you must send a written request for an extension of time to the Board of Directors, c/o Sentry Management of Arizona, Inc., 7955 Priest Drive, Suite 105, Tempe, AZ 85284-0023. Each situation will be addressed by the Board of Directors on an individual basis.

The authority given to the Board of Directors to require this standard is set forth in the CC&Rs on page 24-25, Article X, Section 10.2 and in the Bylaws of the Gilbert Ranch Homeowners' Association on page 6, Article III, Section 3.11 (f).

Thank you for your cooperation.

Gilbert Ranch Homeowners' Association
Board of Directors

Encl: Approved Color Palette
Architectural Submittal Form