

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
SEPTEMBER 2, 2010**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, September 25, 2010, at San Tan Ford in Gilbert, Arizona, at after the Executive Session Meeting.

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

Absent: Philip Bashaw and Melanie Baas

Also Present: Homeowner Jason Stasiak (#256), Mike Leach (#602); Scott Haas with Allscape Landscape Maintenance 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.

Notation: Scott Haas attended the meeting to discuss Smart Controllers and provided a proposal for Smartworks replacement panels. The item will be placed on the November 4, 2010 agenda.

Notation: Mike Leach (#) came to inquire how he could get his painting business on the Association's website.

Resolved: To approve the minutes of the August 5, 2010 open session Board meeting as written.

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

Resolved: To hire D2 Web Design as the Association's new web site administrator.

Resolved: Not to consider replacement of playground structures at this time.

Resolved: To increase the Gilbert Ranch maximum annual assessment by the maximum as allowed in the CC&Rs to \$859.95 per lot.

Resolved: To approve the attached budget at an annual fee of \$700.00 per lot for a total of 678 lots. The assessment is to be collected in quarterly increments not to exceed \$175.00 in accordance with the legal documents.

Resolved: To designate Reserve Interest to Landscape Reserves at year end.

Resolved: To approve the following to go with the budget mailing

- Cover Letter

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

Resolved: To approve the following to be published on the website by the website administrator no later than December 1, 2010 in lieu of mailing to the homeowners with the 2011 coupon/statement and cover letter:

- 2011 Budget Pie Chart
- 2011 Budget Narrative
- Assessment Collection Policy
- Direct Debit Authorization Form
- 2011 Board Meeting Schedule

Notation: Review of Enforcement letters was tabled.

Resolved: Lot #151 (Fox) To write to the owner stating that while her efforts to help remedy the Ferrell cat problem in the neighborhood are appreciated, her request to keep an animal crate in the front yard is denied.

Resolved: To table review of Arizona Quality Concrete Grinding's proposal to repair possible trip hazards and appoint Russell Castle to walk the community and note areas he believes are a priority.

Resolved: To not remove the young palo brea tree that was installed by an unknown person on Bahama.

Resolved: To not approve The Groundskeeper proposal for landscape maintenance.

Resolved: That RVs, trailers, boats, etc may be parked on the street or lot for a period of 48 hours for loading and unloading purposes.

The next meeting is scheduled for November 4, 2010.

There being no further business to come before the Board, the meeting was adjourned 7:48p.m.

Respectfully submitted,


Christal Crain
Recording Secretary

Respectfully submitted,


Amy Coppomo
Secretary

GILBERT RANCH HOMEOWNERS ASSOCIATION

2011 WORKING BUDGET

678 LOTS

	2009 ACTUAL EXPENSES	2010 PROJECTED EXPENSES	2010 ANNUAL BUDGET	2011 ANNUAL BUDGET	2010 & 2011 BUDGET COMPARISON	2011 PER LOT QUARTERLY BUDGET
LANDSCAPE						
6040 - Contract	\$148,560.00	\$142,560.00	\$140,560.00	\$140,560.00	\$0.00	\$51.83
6090 - Drywell	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$1.11
6045 - Other Maintenance	\$1,510.70	\$500.00	\$2,000.00	\$500.00	(\$1,500.00)	\$0.18
6111 - Plants & Trees	\$70.00	\$1,000.00	\$1,000.00	\$0.00	(\$1,000.00)	\$0.00
6034 - Pump	\$1,062.62	\$1,500.00	\$1,835.50	\$1,400.00	(\$435.50)	\$0.52
6070 - Rye Seed	\$6,644.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6048 - Self Help	\$440.00	\$2,000.00	\$500.00	\$1,400.00	\$900.00	\$0.52
6120 - Sprinkler Repairs	\$14,399.47	\$12,000.00	\$10,000.00	\$9,000.00	(\$1,000.00)	\$3.32
6044 - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6101 - Weed Control	\$0.00	\$4,430.00	\$4,430.00	\$4,430.00	\$0.00	\$1.63
SUBTOTAL	\$172,687.42	\$163,990.00	\$160,325.50	\$160,290.00	(\$35.50)	\$59.10
GENERAL MAINTENANCE						
5181 - Exterminating	\$5,500.00	\$8,000.00	\$6,415.00	\$8,000.00	\$1,585.00	\$2.95
6162 - General	\$40.00	\$500.00	\$500.00	\$449.50	(\$50.50)	\$0.17
6410 - Lighting	\$312.84	\$1,200.00	\$500.00	\$1,000.00	\$500.00	\$0.37
6035 - Maintenance & Repair	\$2,212.33	\$2,000.00	\$2,500.00	\$2,000.00	(\$500.00)	\$0.74
8545 - Playground	\$5,778.00	\$4,685.00	\$4,685.00	\$3,290.00	(\$1,395.00)	\$1.21
6032 - Vandalism	\$2,015.54	\$3,500.00	\$2,000.00	\$3,500.00	\$1,500.00	\$1.29
SUBTOTAL	\$15,858.71	\$19,885.00	\$16,600.00	\$18,239.50	\$1,639.50	\$6.73
UTILITIES						
7910 - Electricity	\$12,062.75	\$13,600.00	\$13,100.00	\$14,280.00	\$1,180.00	\$5.27
7910 - Water	\$93,576.82	\$93,000.00	\$90,000.00	\$94,500.00	\$4,500.00	\$34.85
SUBTOTAL	\$105,639.57	\$106,600.00	\$103,100.00	\$108,780.00	\$5,680.00	\$40.11
ADMINISTRATIVE						
8080 - Accounting & Audit	\$1,055.00	\$2,750.00	\$3,000.00	\$2,750.00	(\$250.00)	\$1.01
8070 - Acct Rec Collections	\$26,445.62	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$9.22
8120 - Insurance	\$5,832.00	\$5,776.00	\$6,200.00	\$5,776.00	(\$424.00)	\$2.13
8020 - Management	\$32,136.10	\$32,136.00	\$32,136.00	\$32,136.00	\$0.00	\$11.85
8060 - Office & Printing	\$5,294.61	\$5,200.00	\$5,590.00	\$4,965.00	(\$625.00)	\$1.83
8040 - Postage	\$5,114.24	\$5,500.00	\$6,535.00	\$5,672.00	(\$863.00)	\$2.09
8100 - Professional /Legal	\$27,052.54	\$10,000.00	\$15,000.00	\$10,000.00	(\$5,000.00)	\$3.69
8321 - Social Committee	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$0.02
8180 - Taxes	\$5,173.84	\$4,755.00	\$155.00	\$4,829.00	\$4,674.00	\$1.78
8061 - Website Administration	\$0.00	\$0.00	\$0.00	\$470.00	\$470.00	\$0.17
SUBTOTAL	\$108,153.95	\$91,117.00	\$93,666.00	\$91,648.00	(\$2,018.00)	\$33.79
TOTAL OPERATING EXP	\$402,339.65	\$381,592.00	\$373,691.50	\$378,957.50	\$5,266.00	\$139.73
RESERVES						
	ACTUAL EXPENDITURE	PROJECTED EXPENDITURE	FUNDS TO BE RESERVED	FUNDS TO BE RESERVED	COMPARISON	FUNDS TO BE RESERVED
9660 - Contingency	\$0.00	\$0.00	\$8,505.00	\$15,400.00	\$6,895.00	\$5.68
9200 - Landscape Renovation	\$41,206.50	\$54,157.00	\$32,333.50	\$56,452.50	\$24,119.00	\$20.82
9130 - Painting/Structural	\$7,540.76	\$0.00	\$8,114.00	\$7,721.00	(\$393.00)	\$2.85
9161 - Professional Services	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.18
9257 - Pump	\$0.00	\$0.00	\$1,500.00	\$1,000.00	(\$500.00)	\$0.37
9125 - Recreational Equip	\$20,332.10	\$1,813.00	\$11,988.00	\$14,569.00	\$2,581.00	\$5.37
SUBTOTAL	\$69,079.36	\$55,970.00	\$62,940.50	\$95,642.50	\$32,702.00	\$35.27
TOTAL	\$471,419.01	\$437,562.00	\$436,632.00	\$474,600.00	\$37,968.00	\$175.00

*Projected expenses = Aug 09 thru July 10 actuals + any add'l projects planned for 2010

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GILBERT RANCH HOMEOWNERS' ASSOCIATION 2011 BUDGET

Total Project: 678 Lots

	Quarterly Budget Per Lot	Annual Budget Per Lot	Total Annual Budget
<i>Landscape Maintenance</i>	\$63.69	\$254.78	\$172,740.00
<i>General Maintenance</i>	\$7.33	\$29.33	\$19,885.00
<i>Utilities</i>	\$40.93	\$163.72	\$111,000.00
<i>Administrative</i>	\$33.72	\$134.88	\$91,448.00
<i>Reserves</i>	\$47.32	\$189.30	\$128,343.00
Total	\$193.00	\$772.00	\$523,416.00

