

**GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
JANUARY 6, 2011**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, January 6, 2011, at San Tan Ford in Gilbert, Arizona, at after the Executive Session Meeting.

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

Absent: Melanie Baas

Also Present: Homeowner Neil Smith (Lot #385) Christal Crain of Sentry Management of Arizona, Inc. was also present.

Quorum was established and the meeting was called to order at 6:30 p.m.

Notation: Mr. Smith (Lot #385) came to discuss the letter that he received for the "inoperable" vehicle parked in the street. He stated that the jeep is operable but is not used very often and that their garage door is broken so they need to park it on the street until it is repaired or the owner sells the vehicle.

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

Resolved: Smith (#385) The owner does not have to move the jeep from the street at this time

Resolved: Lot #427 (Thomas/Rodriquez) The homeowner was advised via phone by the manager to submit for exterior paint colors. The Board will review the owner's December 23, 2010 correspondence after the Architectural Committee makes a decision on the paint submittal.

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

Resolved: To accept the Financial Statements dated October and November 2010, subject to audit.

Resolved: Arlandiz (Lot #432) To notify the owner that the parking committee has been dissolved, but she is welcome to monitor the community and report parking concerns to management in writing so that letters can be sent. She is also invited to attend the 2011 Annual Membership Meeting and volunteer for the Communications Committee at that time.

Resolved: To send selected accounts to NCS for collections on a trial basis at a cost of \$35 per claim plus a one time fee per claim to Sentry Management for administering a delinquent account of \$25 for a delinquency that is still carried on the Association's books and \$15 for a delinquency that has been written off. The accounts will be returned to the Association once the 120 day deadline has passed.

- Table: To table review of the Lot Maintenance Rules.
- Notation: Russell Castle will meet with Arizona Quality Concrete Grinding to put together a revised bid for the sections of sidewalk in the common areas that need to be repaired or ground. The revised bid will be reviewed by the Board at the next meeting.
- Resolved: Lot #204 (Gutierrez) To send a letter thanking the owner for moving the basket ball standard to the rear yard and remind the owner that if he chooses to relocate the basketball standard to the front yard he must submit for architectural review.
- Resolved: To revise architectural submittal letters to clarify that the letter is not stating the modification is or is not out of compliance, but it needs to be submitted for architectural committee review.
- Resolved: Lot #245 (Romero) Not to take any action concerning the plant material in the front yard as the Board has no concerns.
- Resolved: To approve Allscape's proposal to install 5 smart controller panels at a cost of \$8,200.00.
- Resolved: Lot #394 (Stoddard) To send a letter stating that the Board appreciates the owners' desire to give their children a place to play, and acknowledges that the owner does not have to submit for the structure since it is not visible from over the privacy wall. However, the structure must be moved or modified so that it is 5 feet away from all walls to meet the setback requirements in the Architectural Guidelines.
- Resolved: Lot #414 (Paul) – To let the owners know that the Association will require that the structure in their neighbor's rear yard be moved or modified to meet the architectural guidelines and at this point, the Association will not pursue noise and nuisance concerns because they are the only residents who have complained.

The next meeting is scheduled for February 3, 2011.

There being no further business to come before the Board, the meeting was adjourned 7:28p.m.

Respectfully submitted,

  
Christal Crain  
Recording Secretary

Respectfully submitted,

  
Amy Coppolillo  
Secretary