

GILBERT RANCH HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS OPEN MEETING MINUTES  
MARCH 3, 2011

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, March 3, 2011, at San Tan Ford in Gilbert, Arizona, after the Annual Membership Meeting.

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

Also Present: Christal Crain and Nick Ferre, Vice President, Phoenix AZ Division of Sentry Management of Arizona, Inc.

Quorum was established and the meeting was called to order at 7:48 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 February 3, 2011 open session Board meeting, as revised.

Resolved: To accept the Financial Statements dated December 2010 and January 2011, subject to audit.

Resolved: To thank San Tan Ford on the website for allowing the Association to use their conference room at no charge.

Notation: To table transplanting of the ash trees until after vegetations starts to come back from winter dormancy and frost.

Resolved: Lot #427, 1802 E. Oakland (Rodriguez/Thomas) The Board will review the owner's 12/23/10 letter asking the Board to accept the color they used to paint the home at the April meeting, because the Board wants to look at the home.

Resolved: Lot #439, 1847 E. Milky Way (Wilde) The owner attended the meeting and received clarification of what the home painting inspection process was and what painting was needed on her home. It was suggested that she contact the Gilbert Police and Fire Department regarding the street parking problem in her area.

Resolved: Lot #497, 1866 E. Galveston (Paskitti) To let the owner know that the Association will send letters for street parking upon receipt of a written non-anonymous complaint. He'll receive an explanation that the Association paid for patrol in the past but it was not cost-effective.

Notation: Melanie Baas left the meeting at 8:15pm.

Resolved: Lot #394, 1784 E. Carla Vista (Stoddard) – To inform the owner that, regardless of the height of the skateboard ramp, the structure must comply with initial setback requirements that apply to play structures.

Notation: Lot #344, 1780 E. Erie (Hoang/Teng) – No further response will be sent to owner since management explained FCC regulations in the 2/8/11 response from the community manager.

Notation: The following items were tabled; Russell Castle will inspect the homes prior to the April meeting to assess the condition of the paint.

Lot #537, 2208 S. Peppertree (Davis)

Lot #541, 2207 S. Peppertree (Pillai)

Lot #482, 2064 S. Voyager (Rana)

The next meeting is scheduled for April 7, 2011, at 6:30p.m.

There being no further business to come before the Board, the meeting was adjourned 8:57 p.m.

Respectfully submitted,

Respectfully submitted,

Christal Crain  
Recording Secretary

Amy Coppolillo  
Secretary