

GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
APRIL 7, 2011

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, April 7, 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 of Sentry Management of Arizona, Inc.

Quorum was established and the meeting was called to order at 7:35 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 3, 2011 open session Board meeting, as revised.

Resolved: To accept the Financial Statement dated February 2011, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2010 as audited by Ginsburg & Dwaileebe CPAs.

Resolved: To approve Ginsburg & Dwaileebe to perform the audit of the 2011 records and prepare the taxes.

Resolved: To elect officers as follows:

President:	Mary Ann Barnhart
Vice President:	Melanie Baas
Treasurer:	Amy Coppolillo
Secretary:	Philip Bashaw

Resolved: To appoint Mary Ann Barnhart as the primary signer for checks and receivables paperwork and Russell Castle as the secondary signer for checks and receivables paperwork.

Resolved: To appoint Mary Ann Barnhart as the short sale contact.

Resolved: To appoint Mary Ann Barnhart as the contact for Court Hearings

Resolved: Lot #427 (Rodriguez/Thomas) The owners do not need to repaint the home a different color at this time, however when they paint the home in the future the color they choose must come from the pre-approved paint color list and cannot match their existing color. Owners will be reminded to submit for approval prior to painting.

Resolved: Lot #537 (Davis) The home was re-inspected and the committee found that the home needs to be painted.

Resolved: Lot #541 (Pillai) The home was re-inspected and the committee found that the home needs to be painted and this requirement cannot be waived.

Resolved: Lot #482 (Rana) No action needed since a letter has been sent to all owners who needed to power wash giving additional time to complete the work.

Resolved: Lot #628 (Barrette) To repair the damaged corner section of wall between the lot and the Association common area at a shared cost; 50% paid by the Association, 50% paid by the homeowner.

Resolved: Lot #619 (FERENCE) To contact the owner to see if they would be willing to remove the wall if shrubs are installed for privacy on the HOA side of the lot line. If not, then the Board will agree to assist in repairing the wall. Any work performed to remove and/or repair the wall and install plants will be a shared cost split equally between the Association and the homeowner.

Resolved: To get two additional bids to repair the walls.

The next meeting is scheduled for May 5, 2011, at 6:30p.m.

There being no further business to come before the Board, the meeting was adjourned 8:08 p.m.

Respectfully submitted,


Crystal Crain
Recording Secretary

Respectfully submitted,


Amy Coppolillo
Secretary