

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
MAY 5, 2011**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, May 5, 2011, at San Tan Ford in Gilbert, Arizona, 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 and Christal Crain of Sentry Management of Arizona, Inc.

Quorum was established and the meeting was called to order at 6:34 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 April 7, 2011 open session Board meeting, as written.

Notation: The April 7, 2011 Annual Meeting Minutes were accepted as written.

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

Notation: Mary Ann will meet with Allscape to determine which Ash trees, if any, will be moved.

Resolved: To approve C.A.R.E. Construction's proposal to grind, patch and replace walkways throughout the community at a cost of \$5,385.00.

Resolved: Lot #628 (Barrette) To approve the proposal from Maintenance Group, Inc. to repair the wall between lot 628 and the Association common area, due to the fact that they are putting rebar in, repairing the footing as needed and putting a bar in the pillar to prevent shifting, at a cost of \$1,650.00, contingent that the owner agrees in advance to pay for 50% the cost.

Whereas: Lot #619 (FERENCE) The wall between the front yard and the Association's common area was clearly damaged by the tree in the common area, it was,

Resolved: To approve the owner's request to repair the damaged section of wall between his front yard and the Association's common area at the expense of the Association.

Resolved: Contingent that the cost to repair the above mentioned portion of the wall is only \$700, to approve the proposal from Weston Homes & Development, LLC.

Gilbert Ranch Homeowner's Association
May 5, 2011 Meeting Minutes
Page 2 of 2


Notation: At the recommendation of Tree Doctors, Allscape was directed by management to cap emitters to the desert-species trees in the granite areas and to add emitters to the drought-stressed trees as needed. Work to be done during routine maintenance at no additional charge.

Resolved: To request Allscape to pull back the grass and excess dirt off the cement border that runs between the turf and the granite north of Ivanhoe and the sidewalk, adjacent to Ray Road, and to fill in the space under the concrete border. Mary Ann will meet with an Allscape representative on 5/6/11 to discuss.

The next meeting is scheduled for June 2, 2011.


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

Respectfully submitted,



Crystal Crain
Recording Secretary

Respectfully submitted,



Amy Coppolillo
Secretary