

**GILBERT RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS OPEN MEETING MINUTES
JUNE 2, 2011**

A meeting of the Gilbert Ranch Homeowners' Association Board of Directors was held on Thursday, June 2, 2011, at San Tan Ford in Gilbert, Arizona, after the Executive Session Meeting.

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

Absent: Russell Castle

Also Present: Homeowner Jason Stasiak, Scott Long and Bob Hanley
Christal Crain of Sentry Management of Arizona, Inc.

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

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

Notation: Mr. Hanley (#3) came to ask the Board to consider pursuing enforcement against the owner of the neighboring lot which has not been brought into compliance with regard to yard maintenance after more than one year.

Resolved: To advise management that the Board will no longer consider sending demand letters upon receipt of small claims judgments; however the Board will review accounts to consider transferring judgments to superior court, pursuing collection of the judgment, etc.

Resolved: To approve the minutes of the May 5, 2011 open session Board meeting, as written.

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

Notation: To table consideration of Ekmark & Ekmark's Fair Housing Request Policy.

Resolved: Not to adopt more specific lot maintenance guidelines.

Resolved: Lot #231 (Oda) To send a letter to the owner thanking her for expressing her concerns about the front yard maintenance and enforcement.

Resolved: To deny the request received from Anita Nocerino-Chase to publish information concerning the Child Care Resource & Referral website, as the Association does not solicit for any company.

Resolved: Lot #149 (Thorp) Not to take any action regarding her concerns about children in the common area and trash, as her subsequent correspondence insinuates that the problem has been resolved.

Resolved: Lot #2 (Castro) Mary Ann and Melanie will talk to the tenants directly with regard to the lack of landscape maintenance on their lot.

Resolved: To request Sentry Management to provide a weekly CC&R violation report.

Resolved: To approve Torrent Resource's proposal for drywell cleaning at a cost of \$2,700.00.

The next meeting is scheduled for August 4, 2011.

There being no further business to come before the Board, the meeting was adjourned 7:01 p.m.

Respectfully submitted,



Christal Crain
Recording Secretary

Respectfully submitted,



Amy Coppolillo
Secretary