

WARNER RANCH IV ASSOCIATION
Board of Directors Meeting Minutes

February 23, 2000

Present

Ross Perlman (VP)
Mike Gehring (Treas) (LATE)
Kelly Kinnard (Sec)
Richard John (Grounds)

Marty Kinnear (Good Kid)

Absent

Dave McCotter (Pres)

Mike Moran (Arch)

Dixie Payne,
Susie McClure for Lepin and Renehan Management, Inc,

Call to Order

Quorum requirement was met. The meeting was called to order by Kelly Kinnard, at 7:08 p.m. Normally Ross Perlman would have run this meeting in Dave McCotter's absence, however, with the visit of HO T. Hanna, Kelly ran the meeting.

Guest Participation

Trevor Hanna and his brother (not other half) attended the guest participation as requested. The board addressed Hanna's request for the reduction of fines on his current account status. Hanna indicated that the parking violation fines were not founded, and that he was very upset that L&R seem to be singling him out on several issues. Hanna was given a copy of the prepared paper for his own review. The discussions became very heated. Kelly told Hanna's brother to keep his mouth shut, and likewise to board member Mike Gerhing or both parties would be dismissed from the meeting. Kelly explained to Hanna that the main charges including lien fees and late penalties stemmed from the late payment of his '99 August dues payment. This payment according to L&R was over 45 days late, and the typical process had been applied to the account. Hanna said his wife had been in the hospital, and processing his mail was not on the top of the list. Kelly reminded him, a simple phone call would have corrected any issues, but record of none was ever made. The board agreed to have Kelly review the paperwork in Hanna's file, and get with the board about adjusting out the parking fines. Kelly also told Hanna, that like in his business, the board has fixed cost associated to processing fines, liens, lawyer letters, and other management related costs required to process delinquent accounts, and since Hanna had no proof of the payment date, that the remainder of these fines would stay instated. Discussion continued about the CCRs and parking issues, and a response from a city official that was incorrect as viewed by the city attorney. More discussion ensued about the ongoing hassle Dixie was imposing on Hanna. Kelly told Hanna he would talk with L&R about the continued issues, and that both sides need to readjust their attitudes and start fresh. It was further discussed about that past, and Kelly said, "This is a new board, and a new year, and new board. Scrap the past and move on...". After spending 1.5 hours on the issue, Kelly closed the conversation, and said the board would review the issue, and get back to him. Discussions ended on peaceful ground.

Resolutions

The following resolutions were made by the board of directors during the meeting:

Resolved: That the meeting minutes for October 27th, and December 8th be accepted with a date correction to the October minutes.
(1st MG; 2nd MK, All I's)

Resolved: That the Receipts and Disbursements of months ending 12/99 and 1/00 be approved, subject to audit.
(1st KK, 2nd MG, All I's)

Resolved: That the Delinquency report of months ending 12/99 and 11/00 be approved, subject to audit.
(1st MG, 2nd MK, All I's)

Resolved: That the Financial report of months ending 12/99 and 1/00 be approved, subject to audit.
(1st MG, 2nd DJ, All I's)

Resolved: That the Management Report of months ending 12/99 and 1/00 be approved, subject to audit.
(1st KK, 2nd MG, All I's)

Resolved: That Dick John has the boards blessing to commence landscape bid for Tract B, approximate value \$9300.00
(1st KK, 2nd MG, All I's)

Resolved: That Dick John has the boards blessing to commence landscape bid for Misc planting, approximate value \$2300.00
(1st KK, 2nd MG, All I's)

Resolved: That Dick John has the boards blessing to commence landscape bid for Tract G irrigation valves, approximate value \$500.00
(1st KK, 2nd MG, All I's)

Resolved: That Dick John has the boards blessing to commence landscape bid for Tracts J/P irrigation rework, approximate value \$2500.00
(1st KK, 2nd MG, All I's)

Resolved: That Dick John has the boards blessing to order boulders to be placed at various locations around the property to help protect sprinkler valves, approximate value \$1000.00
(1st KK, 2nd MG, All I's)

Financial Report

- See Resolutions.
 - Madeline to review Raadi #497, to see if 2000 dues were paid, and to see if this account could be garnished for the remainder of fines.
- Mike brought up the fact that our current Lien/Summons/Fines receivables are in excess of \$1292.00. Also, our professional and legal services charges are in excess of \$200.00.
- Mike G. recommends that the board move funds to a Lynch money market fund to get better interest.
- See Action Items.

Management Report

- See Resolutions.
- Many fences have water saturation problems with the common walls. The newsletter should remind people to adjust sprinkler systems and not to water the walls.
- Discussion about check sent to incorrect lots for reimbursement of electric.
- See Action Items.

Committee Reports

-Grounds

- See Resolutions.
- Dick J. brought several issues of incomplete landscape issues.

- Dick J. notified board of HO #500 (?) next to Marty's house, to remove backwash line and repair fence.
- Dick reviewed the landscape bids from Desert Care, True Green, or whatever current name of landscape company.
- Money for resolutions will be moved from various reserved accounts.
- See Action Items.

-Architectural

- Approved lot #457 architectural request
- Action Item - Susi L&R to get with Karen about new laws regarding various Architectural changes such as Solar Collectors, Dished, etc.
- Action Item - Mike M. and Mike G. to look at solar collector for lot #448, board to table until review.

-Painting

- Walk through for wrought iron painting is complete, and one lot will be charge for completing the work on the lot. (#466 I believe)

Old Business

- Did Radi pay his January dues?
- News letter issues.
- Lot 466 to be painted and charged.
- Lot 322 to get wall repaired. If insurance company will not move, L&R to get with Kelly and light a fire.
- **A Thanks to Deanna for compiling the Board packet information in the order of the agenda.**
- Dunn Edwards colors for new house paint colors were approved, and Kelly had Cinda from DE build up a new color board, and was posted on the HOA Bulletin Board.

New Business

- Fining policy - Tabled for next meeting
- A reimbursement check correction for the lots along the split in Tract A where lighting was installed. The Platt maps for the neighborhood are INCORRECT, and this is where the error was generated.

Action Items Summary

- Kelly K. - To review Hanna's file, and work with board to get resolution of fines.
- Kelly K./Dixie P. - to get better process for documenting parking violations, including a vehicle description and License Number of every account, and to be documented in EVERY letter to the HO is question.
- T. Hanna - Contact city about a NO-Parking zone at his rear gate. In this manner, the city can enforce and tow the vehicles.
- Mike G. - to compile list of parked cars around Hanna's lot and get common letter sent to HOs on that street reminding them of parking CCRs.
- Kelly K./Dixie P. - to change Dixie's inspection day, NOT to fall on a trash day.
- Madeline - to review Radi lot to check on Dues.
- Susi L&R - to get with Karen about new laws regarding various Architectural changes such as Solar Collectors, Dished, etc.
- Mike M. and Mike G. - to look at solar collector for lot #448, board to table until review.
- Susi L&R - to have letter sent to #500 to remove back wash line to canal area, and repair fence within 10 days, or pay.
- Susi L&R - to have response letter sent to #584 regarding boulders, plants and painting at the SW corner of Ray and McKemy. Letter to indicate board is reviewing options on what, when, and cost of changes to corner.

- Madeline/Karla L&R - to resolve incorrect check reimbursement sent for electric. Lots should be 1) Dave Rumney #366, 2) Vic Tyus #365. Error is due to incorrect mapping of neighborhood.
- Kelly K. - to get everyone's email addresses so board can expedite certain issues. Marty has none, and will be contacted via phone.

Next Meeting Agenda Items

- Fining policy
- Solar Collector submittal

Adjournment

There being no further business to attend to the meeting was adjourned at 8:50p.m.

The next scheduled meeting is 4/26/00, at the office of Lepin and Renehan Management at 7:00 p.m.

Submitted,

Signature on file...

Kelly N. Kinnard
Secretary

Attachments:

None

WARNER RANCH 4 ASSOCIATION
ADDENDUM TO MEETING MINUTES
FEBRUARY 23, 2000

The Board of Directors of Warner Ranch 4 Association does hereby make the following resolution:

RESOLVED: That the 6 month CD at Bank of America in the amount of \$12,283.14 be closed and the money returned to the Money Market Reserve account.

FURTHER RESOLVED: That \$12,300 be put into the Merrill Lynch reserve account.



Mike Gehring, Treasurer

LEPIN & RENEHAN MANAGEMENT INC
PO BOX 50309
PHOENIX, AZ 85076-0309
(480) 345-0046

February 28, 2000

TO: BANK OF AMERICA
ATTN: KAREN OPILOWSKI

RE: WARNER RANCH 4 ASSOCIATION

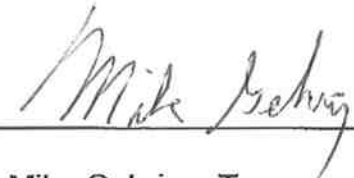
As of this date, please close CD # 65200-259-077738

The funds are to be returned into account # 000-085-902555

Maturity Date: 2/27/00

Amount: \$12,283.14

Signed: _____



Mike Gehring, Treasurer of the Board

Signed: _____

Karen M. Lepin, President Lepin & Renehan Management