

WARNER RANCH IV ASSOCIATION
Board of Directors Meeting Minutes
Annual HOA Meeting -Board Meeting

April 26, 2000

Present

Dave McCotter (Pres)
Ross Perlman (VP)
Mike Gehring (Treas) (LATE)
Kelly Kinnard (Sec)

Mike Moran (Arch)
Marty Kinnear (Good Kid)

Dixie Payne, for Lepin and Renehan Management, Inc,

Absent

by Phone

Richard John (Grounds)

Call to Order

Quorum requirement was met. The meeting was called to order by Ross Perlman, at 7:08 p.m. The meeting was called to order with a Quorum.

Guest Participation

none

Resolutions

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

- Resolved: That the meeting minutes for February 23
(1st MG; 2nd MK, All I's)
- Resolved: That the Receipts and Disbursements of months 2/00 and 3/00 be approved, subject to audit.
(1st KK, 2nd MG, All I's)
- Resolved: That the Delinquency report of months 2/00 and 3/00 be approved, subject to audit.
(1st MG, 2nd MK, All I's)
- Resolved: That the Financial report of months 2/00 and 3/00 be approved, subject to audit.
(1st MG, 2nd MK, All I's)
- Resolved: That the Management Report of months ending 2/00 and 3/00 be approved, subject to audit.
(1st KK, 2nd KK, All I's)

Financial Report

- See Resolutions.
- Mike G. approves of current reports, but notes we should increase our Maintenance budget from \$650.00 per year to something more in line with our expenses.
- The board intended to deny the Patio request by Raadi based on the delinquency of the account. After some discussion, it was determined that Dixie P. should get with the lawyers and determine our legal standing on this issue. Lawyers to direct, and then L&R to send letter based on lawyers response.
- Dixie is also to ask the lawyers about doing a foreclosure proceeding on the lot, to help determine what we should do with the Raadi lot.

- Hanna's court date was moved to May 23, 2000. He was very upset that no Board member was at the court appearance.
- See Action Items.

Management Report

- See Resolutions.
- The Ray lot #466 paid the additional Fence Painting charge of \$96.00 without complaint.
- SRP inspected the canal at the board's request to determine if there was canal erosion coming from below. SRP said the canal was ok, and that we must have a sink hole, or water leak in the area.
- Kelly discussed documentation issues with CCR violations. Dixie said she would start taking photos of consistent offenders.
- See Action Items.

Committee Reports

-Grounds

- See Resolutions.
- Kelly did a quick report on the grounds on behalf of Dick J. Several plants still need to be replaced by True Green.
- Kelly is working with Dick J. and True Green to get a new contract signed. Dick has a counter proposal for True Green to discuss. Kelly will take over with final negotiation since Dick will be out of town for several weeks.
- AI - Kelly to evaluate fence areas to be painted. Report area to Dixie to get painting bids.
- See Action Items.

-Architectural

- Board Disapproved Raadi #497 due to status of lot.
- Approved #380 Door.
- Approved #487 Awning.
- Approved #371 Play Structure
- Approved #489 Gray - Done by mail

Old Business

- Board decided to table discussion of new guidelines to a future meeting.
- Board has mixed EMOTIONS about the approval of funds for the proposed speed humps on Shannon. AI - Kelly to get with C.P.D. traffic and discuss hump issues.

New Business

- Fining policy - Tabled for next meeting
- Discussion of prospective new board members. Kelly, Dick and Marta said they would stay on, but had no written data for meeting. Vote will be held at annual meeting.
- Mike G. brought up discussion of how anyone with even a security sign was in violation of current CCRs. Mike urged to close his trap. Dixie has data on changes used by other board. Ensuing discussion is tabled until the board can review many changes to the CCRs.

Action Items Summary

- Kelly - to evaluate fence areas to be painted.
- Kelly - to get with C.P.D. traffic and discuss hump issues. Discuss cost and schedule.

Next Meeting Agenda Items

- Fining policy
- New Architectural Guidelines

- Speed Humps
- Property Fence Painting
- Landscape Bid

Adjournment

There being no further business to attend to the meeting was adjourned at 8:00p.m.

The next scheduled meeting is 6/28/00, 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

P. O. BOX 50309

PHOENIX, ARIZONA 85076-0309

**ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF
DIRECTORS OF WARNER RANCH 4 ASSOCIATION**

APRIL 26, 2000

A meeting of the Board of Directors of Warner Ranch 4 Association, an Arizona Corporation, was held on this date. One of the purposes of the meeting was to discuss the audit for the year ending December 31, 1999. After discussion and upon motion duly made and seconded it was unanimously:

RESOLVED: To approve the financial statements the Association for the fiscal year ended December 31, 1999 as audited by Clyde Raymond, CPA.

RESOLVED: That the 2000 annual audit and tax preparation be done by Clyde Raymond, CPA.