

WARNER RANCH IV ASSOCIATION
Annual HOA Meeting

May 3, 2000

Present

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

Mike Moran (Arch)
Marty Kinnear (Good Kid)

Absent

Richard John (Grounds) Business

Dixie Payne, for Lepin and Renehan Management, Inc,
It was noticed the Karen Lepin did NOT show up at this meeting,
which she normally does.

Call to Order

Quorum requirement was met. The meeting was called to order by Dave McCotter, at 7:05 p.m. The annual meeting was called to order with a Quorum of 60 lot owners represented by either attendance or proxy.

Introduction of the Board

Dave McCotter introduced the rest of the board, and each gave a quick statement of position and activity for the year. Dick John was introduced in his absence.

Affidavit of Mailing

Kelly Kinnard the Secretary, confirmed with L&R that a Quorum of HOs was present by attendance or Proxy.

Secretary's Report

Kelly Kinnard gave the reading of last year's annual meeting minutes. A motion was raised by Mike G. to approve the minutes from last year, the attending HOs all voted "I". Minutes were approved unanimously.

Election of board members was delayed while the final and approved proxy list was verified by L&R.

Resolutions

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

Resolved: That the meeting minutes for 1999 Annual meeting be accepted.

Resolved: Motion to give the BODs the power to make the final decisions about the proposed speed humps.
(1st KK, 2nd RP, All HOs unanimously approve.)

Financial Report

- Mike G. reviewed some of the major expenses of the year including the cost of vandalism. He also discussed the money that was saved in the contract negotiation with SRP about the canal fees. Mike G. indicated that there was a proposal to renew our current contract with the landscape company, but the board was also looking to get new bids. Mike further told the attendance that we would most likely have to increase dues in the next year or so, due to the increased operational cost of the grounds.
- Home Owner Hanna said his company would be available for a landscape bid on our property.
- The discussion of speed humps and their subsequent cost was tabled until later business in the meeting.

Grounds Report

Kelly K. spoke on behalf of Dick J. Kelly N. Kinnard informed attendance that Dick J. was the hardest working board member, and has donated considerable time and energy working with the current landscape firm to get our property looking better. Our property looks better now than it has for years. The discussion of our current tree trimming policy and improvements that have been ongoing through the year was made.

Board Nominations

After all Proxy cards were verified, nominations for the board were taken from the floor, since none of the mail in prospective members showed up at the meeting. Mr. Hanna offered his services on the board. In addition, all current board members said they would stay for another term. Mr. Hanna of lot #566 indicated he has considerable landscape knowledge and could help in this area. No shows were Owners: Rich, Sirianni.

Nominations were closed. Several attendees were recruited to help run the election for an unbiased election.

L&R to tabulate.

Open Discussion

The floor was opened for discussion by Dave McCotter. Topics of discussion were taken from the floor, and by mail in. Since no HO's of the mail in topics were present, their topics were dismissed.

Dave M. brought up the fact the current fining policy in place was not doing an adequate job for repeat offenders. The board was looking into increasing the fine rate for repeat offenders. Mike M. suggested dumping the fining policy since it did not seem to be making a difference. The general feeling was to keep some kind of fining policy or things would really get out of hand. Dave M. said there would be increasing and imposed fines, but the board had not finalized the policy.

Mr. Hanna start raising discussion about how this was implemented and how he felt the current policy was not fairly implemented. Since Mr. Hanna is an old hand at this subject, Dave M. differed discussion with Mr. Hanna until a later time.

Dave M. explained that we would increase our documentation of vehicles and other violations with pictures, and a better recorded set of data on the incident. Kelly agreed to meet with Mr. Hanna after the board meeting to discuss his concerns on his street.

Mike G. brought up topics that were in the news letter. Several minutes of discussion were had over the vandalism and cost to the association of the past year, and that our HO's should get involved in solving these problems.

HO Don Lattice had mailed in a letter about the traffic on McKemy, and the trimming of trees around the sidewalk areas on the property. Dave M. reminded the attendance of the current trimming policy, but acknowledged that some of the tree problems were from HO lots.

As for traffic, discussion about the problem included a discussion about the speed humps on Shannon. Several HO's from Shannon were in attendance about this issue. Kelly K was very adamant that this was an association issue, not just a Shannon street issue. Most of the major violators were our own HO's or their friends. Based on this, Kelly brought forth a motion to allow the board to have the power to determine what funds were spent on the traffic problems, and that other areas including McKemy may need funds to help curb the traffic problems. Several HO's agreed, and the motion was passed. See Resolutions.

New Business

The votes for board members were tallied and the results were announced. The current board members were kept. Mr. Hanna had the next largest count after all board positions were filled. He would be the logical replacement for any board member resigning.

Adjournment

There being no further business to attend to the meeting was adjourned at 7:50p.m.

The next scheduled meeting board 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