

WARNER RANCH IV ASSOCIATION  
Board of Directors Meeting Minutes

June 28, 2000

Present

Dave McCotter (Pres)  
Ross Perlman (VP)  
Mike Gehring (Treas) (LATE)  
Kelly Kinnard (Sec)  
Richard John (Grounds)  
Mike Moran (Arch)

Absent

Marty Kinnear (Good Kid)/Vacation

Dixie Payne, for Lepin and Renehan Management, Inc,

**Call to Order**

Quorum requirement was met. The meeting was called to order by Dave McCotter, at 7:05 p.m. The meeting was called to order with a Quorum.

**Guest Participation**

There was no guest attendance.

**Resolutions**

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

The meeting minutes for the April 46, and May 3, 2000 board of director's meeting tabled until secretary gets caught up.

Resolved: That the meeting minutes for April Special meeting for Speed humps presented and accepted.  
(1<sup>st</sup> MG; 2<sup>nd</sup> MK, All I's)

Resolved: That the Receipts and Disbursements of months 4/00 and 5/00 be approved, subject to audit.  
(1<sup>st</sup> MG, 2<sup>nd</sup> KK, All I's)

Resolved: That the Delinquency report of months 4/00 and 5/00 be approved, subject to audit.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MG, All I's)

Resolved: That the Financial report of months 4/00 and 5/00 be approved, subject to audit. (Include Clyde Raymond year end audit.)  
(1<sup>st</sup> MG, 2<sup>nd</sup> KK, All I's)

Resolved: That the Management Report of months 4/00 and 5/00 be approved, subject to audit. (Kelly Kinnard reminds BOD that this includes the new and approved True Green Landscape Contract.)  
(1<sup>st</sup> KK, 2<sup>nd</sup> RP, All I's)

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Resolved: A Debtors exam be instituted on the Raadi lot. Motion passes, Ross P. wants to move directly to foreclosure.  
(1<sup>st</sup> MG, 2<sup>nd</sup> KK, All I's)

Resolved: That the Clyde Raymond audit be accepted.  
(1<sup>st</sup> MG, 2<sup>nd</sup> DJ, All I's)

Resolved: Mike G. motions to give Dick J./Kelly K. the approval of paint bids up to \$7000.00 to get the painting started.  
(1<sup>st</sup> MG, 2<sup>nd</sup> KK, All I's)

## **Financial Report**

### **Receipts/Disbursements Report**

- See Resolutions.
- Clyde Raymond report motioned to be approved.
- See Action Items.

### **Delinquency Report**

- See Resolutions.
- Raadi has been parking limo bad in driveway, and discussion of foreclosure on lot #497 ensues. Dixie advises most foreclosures never actually get implemented. AI - Mike G. to get with Madeline to review past judgements on the property. Mike also to verify lien and current lien rules.
- Mike G - motions to get Debtors exam started on Raadi. KK 2<sup>nd</sup>, Ross P wants to move directly to foreclosure. AI Dixie - To get Debtors exam started. This is the least expensive move at the moment.
- Mike G - asked about fees on lot #324 for cleanup. Bill will stay as it stands.
- See Action Items.

### **Fines/Waivers**

- See Resolutions.

## **Management Report**

- See Resolutions.
- True Green Contract in place, with proposed compromise. Unfortunately, Keith, our PM, has left the company, and was held on to get this contract signed.
- Mesquito spraying was completed.
- Dick J. mentioned that complaint from Gibson about neighbor parking problem was unfounded. Gibson is a chronic complainer. The neighbor had a short term guest. AI - Dixie P. - To send letter to Gibson and thank them for notice, but there was a short term guest at the house.
- See Action Items.

## **Committee Reports**

### **-Grounds**

- See Resolutions.
- Dick J. brought several issues of incomplete landscape issues, including the past watering problems that have not been addressed. AI - Dixie P. - To get letter to True Green.
- Dick J. to work with Tree Doctors about getting certain trees trimmed. AI - Dick J. - To email Tree Doctors and get tree trimming going.
- Kelly has outlined the painting areas on the grounds, and several bids have been obtained. Mike G. knows of one more person that would like to bid on the work. Mike G. motions to give Dick J./Kelly K. the approval of paint bids up to \$7000.00 to get the painting started.
- While discussing the painting to include the transformers on the property, it is agreed that Dixie P. should contact the city about forcing the utilities companies to put their gear in CEVs (Sub-ground equipment vaults.) AI - Dixie P. - Contact the City P&Z about CEVs.
- See Action Items.

### **-Architectural**

- L&R to get a set of new architectural guide lines ready for review.
- Mike G. wants to get a grandfather clause for all alarm, dog signs, and for antennas, receivers, and solar units already installed.

- Hanna wanted more time and fines waived. Board agrees this issue is worn out.
- The fining policy was discussed, and it is agreed that a graduating fining policy needs to be implemented on repeat offenders. Incidence can re-occur every 24 hours, and fines can be up to \$500.00 per incident.

***New Business***

- Fining policy - To be reviewed again at next meeting.

***Action Items Summary***

- Mike G. - To get with Madeline to review past judgements on the property. T. Hanna - Contact city about a NO-Parking zone at his rear gate. In this manner, the city can enforce and tow the vehicles.
- Dixie - To get Debtors exam started. This is the least expensive move at the moment.
- Dixie P. - To send letter to Gibson and thank them for notice, but there was a short-term guest at the house.
- Dixie P. - To get letter to True Green.
- Dick J. - To email Tree Doctors and get tree trimming going.
- Dixie P. - L&R to get a set of new architectural guide lines ready for review.
- Dixie P. - Contact the City P&Z about CEVs.

***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 8/23/00, at the office of Lepin and Renehan Management at 7:00 p.m.

Submitted,

*Signature on file..*

Kelly N. Kinnard  
Secretary

***Attachments:***

Year end fiscal audit by Clyde Raymond and Associates on file with L&R.