

WARNER RANCH IV ASSOCIATION
Board of Directors Meeting Minutes

October 27, 2000

Present

Dave McCotter (Pres)

Mike Gehring (Treas)
Kelly Kinnard (Sec)
Richard John (Grounds)
Mike Moran (Arch)
Marty Kinnear (Good Kid)

Absent

Ross Perlman (VP)

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

Mr. Zapata from Lot#570 attended to get 3 architectural submittals approved. Plans were reviewed by the board, and all three submittals were approved. See Committee reports for more information.

Resolutions

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

Resolved: That the meeting minutes for 5/3, 6/28, and 8/23 were presented and accepted with the correction that Mike G. was not late to all meetings as mentioned in the minutes. Also, a copy of the fiscal audit was not attached to the 6/28 or 8/23 minutes. Sloppy secretary, someone should fire him.
(1st RJ; 2nd MG, All I's)

Resolved: That the Receipts and Disbursements of months 9/00 and 10/00 be approved, subject to audit.
(1st DM, 2nd KK, All I's)

Resolved: That the Delinquency report of months 9/00 and 10/00 be approved, subject to audit.
(1st DM, 2nd KK, All I's)

Resolved: That the Financial report of months 9/00 and 10/00 be approved, subject to audit.
(1st KK, 2nd DM, All I's)

Resolved: That the Management Report of months 9/00 and 10/00 be approved, subject to audit.
(1st MG, 2nd MM, All I's)

Resolved: Motion to approve 2001 budget made and carried.
(1st MG, 2nd MM, All I's)

Resolved: Kelly Motions the cut down trees #24, 25, 26.
(1st KK, 2nd MG, All I's)

Resolved: Motioned to approve the new architectural guidelines.
(1st MM, 2nd KK, All I's, with exception, MG abstains)

Financial Report

Mike G. walked through the 2001 budget proposed, and explained adjustments for several accrual accounts. The current assessment will go up \$50 annually. Budget items for granite replacement, and trimming were adjusted. Dixie showed the proposed budget to be mailed to all Hos. Kelly requested that the wording in the explanation of the increase in dues be adjusted so the new amount is shown BEFORE the allowed amount. AI - Dixie - Adjust text on mailing and get ready for Dave M. signature.

Motion to approve 2001 budget passes.

See attachments for mailings to the HOs.

Receipts/Disbursements Report

- See Resolutions.
- Mike summarized and all looks in order. No outstanding issues.
- See Action Items.

Delinquency Report

- See Resolutions.
- There are only 2 accounts this period for discussion.
- Radai #497 has made more payments but has also been fined for front yard maintenance. The suggested we not get to hostile with him while he is making payments.
- See Action Items.

Fines/Waivers

- See Resolutions.
- Lot #539, Bassham asked for a waiver of fines for the parking violations, the board agreed this was an ongoing problem with them and the request was denied. The board also noted, that our billable rate is much more than his, and to ignore his "Receipt" for his time.
- See Action Items.

Management Report

- See Resolutions.
- True Green has not done the seeding yet. Discussion pushed to Committee reports.
- Lot #525 still needs to paint the dish that was allowed to be put up.
- A line by line review of the CCR violations was discussed, with no major issues.
- The management report was accepted.
- See Action Items.

Committee Reports

-Grounds

- See Resolutions.
- Dick J. reports that he is working much more closely with True Green and Amy. Butch has been replaced. Amy and John are talking every Friday about what happened during the week, and the agenda for next week. While the property is not looking good, Dick feels things can be turned around and is willing to stick with them. The watering has been mishandled recently, and the planting of the winter grass has is weeks late.
- After some discussion, the board agrees to have the dry wells inspected to see if they should be cleaned. AI - Dixie to get work order for inspection under way.
- Several points of discussion about the trees on the property included cutting some down, and plugging the emitters on most of the older stock. AI - Dick J. - Dick to work with True Green to get the emitters plugged. AI - Dick J. - Dick to work with Tree doctors to cut down 3 trees behind Siriani lot #207 on track A. Kelly Motions the cut down trees #24, 25, 26. Motion carries.
- Marty kept an eye on the Tree Doctors while trimming the tree behind her house. Many people have similar tree issues, and the board has agreed that we will replace a few trees a year, working on the trees most complained about by homeowner, or are costing the HOA significant funds to maintain. Dick will make decisions along the way as to which trees should be replaced and when.
- Dick will work with True Green to replace missing trees in Tract 'P'.
- Discuss was also engaged about cleaning the draingrates from most of the street drain areas. Many of these have been done in the past. Kelly has removed most of the lock pins so True Green can clean them. AI - Dick J./Dixie P. True Green to get work order for cleaning the drains.
- It was determined to add 2 trees at lot #495. AI - Dick J./Dixie P. to have work order issued.
- See Action Items.

-Architectural

- See Resolutions.
- 3 approvals were given to lot #570 during their visit at the beginning of the meeting.
- Lot #318 was given approval for a Direct TV dish, painted to match the house.
- Lot #543 was given approval for doing fake flagstone on the drive. After checking the CCRs and reviewing the plans, the board decided there is no reason to disallow this change.
- See Action Items.

Old Business

- Speed Humps - We discussed the issues of paying for the speed humps. They have all of the pertinent information for billing the HOA.
- It was motioned to approve the new architectural guidelines. Motion Carries

New Business

- WR4 Signage - It was decided to approve the bid for the WR4 sign on the fence at Kyrene and Ray. AI - Dixie P. - Dixie to issue work order for new signage to winning bid with Summit West Signs. Board agrees that funds for the sign should come from landscape renovations fund, or structural painting funds.

Action Items Summary

- Dixie P. - Adjust text on mailing and get ready for Dave M. signature.
- Dixie P. - Get work order for inspection under way.
- Dick J. - Dick to work with True Green to get the emitters plugged.
- Dick J. - Dick to work with Tree doctors to cut down 3 trees behind Siriani lot on track A.

- Dick J. - Dick will work with True Green to replace missing trees in Tract 'P'.
- Dick J./Dixie P. True Green to get work order for cleaning the drains.
- Dick J./Dixie P. True Green to get work order to add 2 trees behind lot #495.

Next Meeting Agenda Items

Adjournment

There being no further business to attend to the meeting was adjourned at 8:57p.m.

The next scheduled meeting is 12/06/00, at the office of Lepin and Renehan Management at 7:00 p.m.

Submitted,

Signature on file..

Kelly N. Kinnard
Secretary

Attachments:

2001 approved budget, and narative for mailing.
Architectural review guidelines as revised for 2001.

WARNER RANCH 4 ASSOCIATION

P.O. Box 11330
Tempe, Arizona 85284-0023
(480) 345-0046

ADDENDUM TO THE MEETING MINUTES OF THE BOARD OF DIRECTORS

A meeting of the Board of Directors of Warner Ranch 4, an Arizona Corporation, was held at the office of Lepin and Renehan Management, Inc. at 51 W. Elliot Road, Suite 111, Tempe, Arizona, on Wednesday, October 25, 2000 at 7:00 p.m.

One of the purposes of the meeting was to discuss items concerning the 2001 Budget. After discussion and upon motion duly made and seconded, it was unanimously:

- RESOLVED: To increase the annual assessment by the maximum as allowed in the CC&Rs to \$822.56 per lot.
- RESOLVED: To approve the attached budget at the reduced annual fee of \$450.00 per lot, for a total of 332 lots. The assessment is to be collected in semi-annual increments of \$225.00 each in accordance with the legal documents.
- RESOLVED: To approve the attached narrative to accompany the Budget.
- RESOLVED: To reaffirm all existing accounting procedures and policies, which will remain in effect unless changed by the Board of Directors at a later date.
- RESOLVED: To designate Reserve Interest to Landscape Renovation Reserve at year end.

WARNER RANCH 4 ASSOCIATION

P.O. Box 11330
Tempe, Arizona 85284-0023
(480) 345-0046

December 1, 2000

SUBJECT: 2001 BUDGET - SEMI-ANNUAL ASSOCIATION FEE \$225.00

Dear Neighbor:

Enclosed is the Association's approved budget for 2001 which has been carefully prepared, taking into consideration increases in services and utilities for the coming year, past expenditures, insurance requirements and future maintenance and replacement needs.

After careful analysis of current needs, the Board has decided to increase the fee to \$450.00 annually, to be paid in semi-annual increments of \$225.00. A Budget Narrative has been included to explain how your assessment will be applied. As a formality, and as responsible managers committed to protecting, maintaining, and enhancing our property values, the Board has taken the usual step of setting the ceiling for assessments at \$822.56 annually in accordance with the annual increase allowable in the CC&R's. This action will help ensure the availability of resources in the future in the event of something unforeseen.

Also enclosed is a copy of the Association's Assessment Collection Policy. Your prompt payment is necessary for the continued well being of the Association, and the Assessment Collection Policy will be strictly followed. As a reminder, payments are due on the **FIRST** of January and July, and we encourage you to mail your payments in plenty of time to be **RECEIVED** at the Nevada address before a late fee is incurred.

Payment invoices will be mailed separately. Please make all checks payable to Warner Ranch 4. Again this year, your payments are being processed by Bank of America at its Operations Center which is located in Nevada.

Please be aware that any payments received at Bank of America that are postdated or without a coupon will be rejected by the bank as unable to be processed. Payments that cannot be processed at the bank Operations Center will be returned to the sender resulting in additional fees. All correspondence to the Association should be mailed to the address noted above on the letterhead, NOT mailed with your payment, which will delay receipt by the Management office. We appreciate your cooperation in saving the association and yourself fees by making sure that your payment includes the coupon and is dated and signed properly.

If you have any questions concerning the Association or your assessments, feel free to contact the appropriate member of the Lepin and Renehan Management team at (480) 345-0046.

Accounting Administrator Karla Schile
Property Assistant Deanna Thielvoldt
Property Manager..... Dixie Payne

The Board of Directors extends its best wishes to you and yours for the coming year.

Sincerely,


Board of Directors

Enclosures: 2001 Budget & Budget Narrative
Association Assessment Collection Policy
2001 Board Meeting Schedule