

WARNER RANCH IV ASSOCIATION  
Board of Directors Meeting Minutes (**Open Session**)

February 28, 2001

**Present**

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

Marty Kinnear (GoodKid)

Dixie Payne, for Lepin and Renehan Management, Inc,

**Absent**

Late

Mike Moran (Arch)

***Call to Order***

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

***Guest Participation***

HO Gantala lot #595 showed up to get their front yards plans approved. See committee reports, and resolutions.

***Resolutions***

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

Resolved: That the meeting minutes for December 6, 2000 be accepted as is.  
(1<sup>st</sup> DJ; 2<sup>nd</sup> KK, All I's)

Resolved: That the Receipts and Disbursements of months 12/00 and 02/01 be approved, subject to audit.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MG, All I's)

Resolved: That the Delinquency report of months 12/00 and 02/01 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 12/00 and 02/01 be approved, subject to audit.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MG, All I's)

Resolved: That the Management Report of months 12/00 and 02/01 be approved.  
(1<sup>st</sup> DM, 2<sup>nd</sup> KK, All I's)

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Resolved: "In order to keep the harmony of the neighborhood, we should paint the HO maintained walls (one time) that are along street sides within the neighborhood. Furthermore, it is agreed that if the bid is less than \$1500.00, Dixie go ahead with a work order to start the project.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MM, All I's)

***Management Report***

- See Resolutions.
- Dry-wells, and other outstanding bids were discussed.
- AI-Dixie - to get letter off to City of Chandler about dry-well in City Park Area. We believe, after the inspection, this well is not draining properly.
- AI-Dixie - to make sure our own dry-wells, specifically Tract C, get work orders to clean.

- The sign company was paid with a deduction of \$30.00 for reworking the gravel where the person tracing the sign drove into the drainage basin. AI - Kelly, to get with neighbor who saw incident to get vehicle description.
- The management report was accepted.
- See Action Items.

### **Committee Reports**

#### **-Grounds**

- See Resolutions.
- Mike talked about reworking some of the gravel along Roosevelt between Ray and Shannon on the east side. After discussion, it was determined to hold off until we do the opposing west side, where we will also rework the Myoporium.
- The new landscaper has taken over and has made significant progress getting the property back in shape. Kelly has already talked to Ron about the Battery Valve in tract J/P noticing that the trees are showing some heat stress.
- Several Mesquite tree issues were brought up. It was agreed that trees #24, #25, #26 will be on the removal list for the spring cutting. Additionally, the tree behind lot #500 will be replaced with a new type. AI - Dick J. - to get with Tree Dr's to get the list started.
- Dixie brought up another tree type that has been working well. Dahlbegiosissoo is a new type of tree we might use. AI - Dick J. - to investigate with nursery to find out what/how/etc.
- While discussing the grounds, Kelly brought up that a section of fence along Roosevelt had not been painted. No one could confirm if this was on the last paint list, but agreed it should be done. Additionally, Dick and Mike G. suggested that we should paint even the HO owned walls that adjoin the street areas to keep the harmony of the neighborhood. Motion - "In order to keep the harmony of the neighborhood, we should paint the HO maintained walls (one time) that are along street sides within the neighborhood. Furthermore, it is agreed that if the bid is less than \$1500.00, Dixie go ahead with a work order to start the project." 1<sup>st</sup> DJ, 2<sup>nd</sup> KK All I's. AI - Dick J, Kelly K - to make map for bid on extra wall painting.
- It was agreed that a work order for painting the wall on log #465 along Roosevelt should be issued. AI - Dixie P. - to get work order to Duke Painting for doing wall.
- It was agreed that the TLC money returned for not doing winter grass this year would be put into the Fence Maintenance account to cover the cost of painting the extra walls.
- We talked about getting some "Poop" signs for some of the common areas. There are some real problems on some of the green belts. AI - Dixie P. - to ask city of the if they have, or can provide the signs.
- See Action Items.

#### **-Architectural**

- See Resolutions.
- HO participation, Lot #595 Gantala came in to have their plans approved. After reviewing the plans, they were approved.
- Lot #419-McCann was approved to remove and replace several trees.
- Lot #329 Sheehan was approved to change the front yard according to plan.
- See Action Items.

#### **Old Business**

- The dry wells were discussed again.

**New Business**

- Kelly and Mike G. reported they went to the I&R sponsored HOA legal seminar. The only big topic of news was the use of email for handling matters. It was agreed we would watch what we do in email, and if something is to be voted on, it should be at a scheduled Executive meeting, or posted in advance for any special meetings held. It was also agreed that we have kept within these guidelines anyway.

**Action Items Summary**

- Dixie - to get letter off to City of Chandler about dry-well in City Park area. We believe, after the inspection, this well is not draining properly.
- Dixie - to make sure our own dry-wells, specifically Tract C, get work orders to clean.
- Kelly, - to get with neighbor who saw incident to get vehicle description.
- Dick J. - to get with Tree Dr's to get the list started.
- Dick J. - to investigate with nursery to find out what/how/etc.
- Dixie P. - to get work order to Duke Painting for lot #465 wall on Roosevelt.
- Dick J, Kelly K - to make map for bid on extra wall painting.
- Dixie P. - to ask city of the if they have, or can provide the poop signs.

**Next Meeting Agenda Items**

- Bring topics for the news letter, as the annual mailing is close to being mailed. AI - ET AL - email topics for the news letter to Dave M. before April 4, so he can get a letter written. Current topics are:
  - Speed Bumps
  - Poopetrator
  - Painting
  - Graffiti
  - New WR4 sign
  - New Landsacaper

**Adjournment**

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

The next scheduled meeting is 4/25/00, at the office of Lepin and Renehan Management at 7:00 p.m.

Submitted,

**Signature on file...**

Kelly N. Kinnard  
Secretary

**Attachments:**

None