

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

April 25, 2001

Present

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

Absent

Ross Perlman (VP)  
  
Mike Moran (Arch)  
Marty Kinnear (Good Kid)

Kevin, 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**

None -

**Resolutions**

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

Resolved: That the meeting minutes for February 28, 2001 be accepted with the date changes for "Resolved Issues" to be changed from 2/01 to 1/01.  
(1<sup>st</sup> MG; 2<sup>nd</sup> KK, All I's)

Resolved: That the Financial report of months 2/01 and 3/01 be approved, subject to audit.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MG, All I's)

Resolved: That the Receipts and Disbursements of months 2/01 and 3/01 be approved, subject to audit.  
(1<sup>st</sup> KK, 2<sup>nd</sup> DM, All I's)

Resolved: That the Management Report of months 2/01 and 3/01 be approved.  
(1<sup>st</sup> MG, 2<sup>nd</sup> DM, All I's)

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Resolved: To move \$3000 from the landscape maintenance budget to the fence maintenance budget to cover the cost of the new WR4 sign at Kyrene and Ray. The Money is excess returns from True Green.  
(1<sup>st</sup> KK, 2<sup>nd</sup> MG, All I's)

Resolved: To approve the Clyde Raymond Audit for the 2000, and to let Clyde Raymond to the 2001 audit.  
(1<sup>st</sup> MG, 2<sup>nd</sup> KK, All I's)

Resolved: To approve paying for Poop signs from the landscape budget.  
(1<sup>st</sup> MG, 2<sup>nd</sup> DJ, All I's)

**Financial Report (Open Session)**

- See Resolutions.
- Mike G. motions to move \$3000 from the landscape maintenance budget to the fence maintenance budget to cover the cost of the new WR4 sign at Kyrene and Ray. The Money is excess returns from True Green failing to plant the winter grass. Motion carries
- Mike G. also brought up the issue for the water usage on several meters. With Dick J's help, the review of the water usage compared to last year is

not out of line. There was a break on one meter. Dick called this in earlier, and repairs were made during the month.

- Motion carries to approve Receipts and Disbursements
- Mike G. motions to approve the Clyde Raymond Audit for the 2000, and to let Clyde Raymond to the 2001 audit. See Attachments.
- Additional information in the closed section.

#### **Management Report**

- See Resolutions.
- AI- Kevin - To rearrange the Agenda and Management report to separate the Executive Session material as prescribed by Karen Lepin.
- AI- Kevin - Issue work order to clean up lot #534 Morales.
- AI- Kevin - Need to check for weeds on lot #313.
- A tree in Tract-F has been removed due to wind damage.
- It was decided that the quarterly tree trimming could be done by Ground Specialties. Tree Doctors did not want this work, and Ron's crew seems quit capable.
- Money to cover the Drywell cleaning will be taken from Landscape reserves.
- The management report was accepted.
- See Action Items.

#### **Committee Reports**

##### **-Grounds**

- See Resolutions.
- "Grounds are Fabulous" - D.J.
- See Action Items.

##### **-Architectural**

- See Resolutions.
- Lot #374 - Approved 2-toned paint colors
- Lot #543 - Approved Front yard changes
- See Action Items.

#### **Old Business**

- Poop Signs - AI Kevin L&R - Have poop signs in Tracts as follows: 2-F, 2-C, 2-E, 2-G, 2-P, 6-Canal (Tract S, R etc). Motion Carries to take funds for Landscape budget. AI-Dick J- to mark areas for signs on tracts.
- Fence Painting - AI Kevin L&R - Have Duke paint wall at lot #465 missed earlier.

#### **New Business**

- None addressed.

#### **Action Items Summary**

- Kevin L&R - To rearrange the Agenda and Management report to separate the Executive Session material as prescribed by Karen Lepin.
- Kevin L&R - Issue work order to clean up lot #534 Morales.
- Kevin L&R - Need to check for weeds on lot #313.
- Kevin L&R - Get Poop signs installed per Dick J Placement.
- Dick J - Mark placement of poop signs for Kevin.
- Kevin L&R - Have Duke paint wall at lot #465 missed earlier.
- Kevin L&R - Walk Canal at Ray Road, lot #589 or #590 for trees leaning against wall. Possibly causing cracks...

#### **Next Meeting Agenda Items**

None

**Adjournment**

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

The next scheduled meeting is 6/27/00, at the office of Lepin and Renehan Management at 8:07 p.m.

Submitted,

*Signature on file..*

Kelly N. Kinnard.  
Secretary

**Attachments:**

L&R to attach the Clyde Raymond audit of WR4-HOA as part of these minutes.