

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

June 27, 2001

Present

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

Absent

Richard John (Aloha)
Mike Moran (Arch)
Marty Kinnear (Good Kid)

Kevin Hearty, 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 April 25, 2001 be tabled until Email catches up with everyone.
(1st MG; 2nd KK, All I's)

Resolved: That the Financial report of months 4/01 and 5/01 be approved, subject to audit.
(1st KK, 2nd RP, All I's)

Resolved: That the Receipts and Disbursements of months 4/01 and 5/01 be approved, subject to audit.
(1st KK, 2nd RP, All I's)

Resolved: That the Management Report of months 4/01 and 5/01 be approved.
(1st KK, 2nd MG, All I's)

Resolved: To pay the association insurance bill from the appropriate budget.
(1st MG, 2nd KK, All I's)

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.
(1st KK, 2nd MG, All I's)

Financial Report (Open Session)

- See Resolutions.
- Landscape reserve \$\$s will be used to pay for the annual tree trimming.
- The new H2O comparison looks good. Kevin will disburse this new report with each of the financial reports.
- Mike G. is happy with the current reports.
- Additional information in the closed section.

Management Report

- See Resolutions.
- The Poop signs are up, but it looks like Tract-F was missed. AI- Kevin H. - To get signs up for Tract-F.

- Additionally, the dog signs on the park area have been taken down. AI- Kevin H. - To call city about missing dog signs for park area.
- McGurkin drilling has evaluated the park Dry-well. The well is over 50% full with trash. Kevin has contacted the city several times to get the issues resolved. AI - Kevin H. - To get a letter to the city including the McGurkin report, and CC the city council to see if we can get something done.
- A car has gone through the wall along Ray Road. Kevin has contacted the insurance company and the police report. The insurance company will work with the police to try and get our funds reimbursed. Kevin has a quote for the fence repair. Their schedule is booked for several weeks. If the homeowner can not wait a couple of weeks, another company will be used to fix the fence. Also, the quote should have the painting deducted, and have Duke paint the fence once the repairs are complete. We want the exact paint to match. Money will be taken from the contingency fund to pay for the insurance deductible for the repairs. The insurance company will work with the police department to recover our funds.
- The association insurance billing is due by August 26th. The total amount is \$2860, which is very close to the budget. Motion to approve spending from current budget passes.
- Tree Doctors dropped of the trimming quote for this year. It was much higher than in the past. Several trees are well over \$100 to trim this year. Motion to approve Priority 1 tree trimming before monsoon season. AI - Kevin H. - to get with Tree Doctors and get a confirmed schedule of when the tree cutting will be complete.
- The management report was accepted.
- See Action Items.

Committee Reports

-Grounds

- See Resolutions.
- Kelly will take on the grounds stuff from Dick only if everyone pitches in. Everyone will look for problems and things that need to be done.
- Kelly will start making the rounds checking for drip heads that need bush replacements, or need to be plugged.
- Kevin verified that the wall along Roosevelt was painted as requested.
- Several HOs have seen backwash issues with Lot #503. AI - Kevin H. - To send letter to Lot #503 about back washing at the sidewalk and undermining the sidewalk and street.
- See Action Items.

-Architectural

- See Resolutions.
- Lot #566 - Approved Gate onside of house. Ask about future of rear gates?
- Lot #322 - Approved silly looking Sprint Broadband antenna on Patio roof.
- See Action Items.

Old Business

- Since there was no Quorum at the Board Meeting directly following the annual meeting, election of directors was conducted. Dave M. will remain President and **help pick the grounds work from Dick J.**, Ross P. will remain Vice President and **help pick the grounds work from Dick J.** (Ross will try to attend more meetings), Mike G. will remain Secretary and **help pick the grounds work from Dick J.**, Kelly K. will continue to work the grounds, Marty K. will still remain member at large. We will all miss Dick John and his devotion for the association, and wish him well.
- AI - Kevin H. needs to verify the signature cards for new board.
- AI - Kevin H. - To get big maps with tree numbers to each of the board members so **they can all help pick up the grounds work.**

New Business

- Mike G. brought up discussion about the kids raking gravel onto the sidewalks, and whether or not we should put some boulders on the gravel to deter the practice. The board agrees this should be put off.
- Kevin H. brought up discussion about the 2002 budget preparations. The board agrees to proceed with Tract-N renovations as previously planned with Dick J.

Action Items Summary

- Kevin L&R - Kevin will disburse this new report with each of the financial reports.
- Kevin H. - To get signs up for Tract-F.
- Kevin H. - To call city about missing dog signs for park area.
- Kevin H. - To get a letter to the city including the McGurkin report, and CC the city council to see if we can get something done.
- Kevin H. - To work with fence company to fix the fence along Ray Road. Duke to do the painting. Kevin to call the HO and see if the repair schedule is satisfactory. If not, Kevin to find another vendor that can do the repair quicker.
- Kevin H. - To get with Tree Doctors and get a confirmed schedule of when the tree cutting will be complete.
- Kelly K. - To review the remainder of the trimming quote.
- Kevin H. - To send letter to Lot #503 about back washing at the sidewalk and undermining the sidewalk and street.
- Kevin H. - To verify the signature cards for new board.
- AI - Kevin H. - To get big maps with tree numbers to each of the board members so they can all help pick up the grounds work.

Next Meeting Agenda Items

None

Adjournment

There being no further business to attend to the meeting was adjourned at 8:19p.m.

The next scheduled meeting is 8/22/01, at the office of Lepin and Renehan Management at 8:07 p.m.

Submitted,

Signature on file..

Kelly N. Kinnard
Secretary

Attachments:

None.