

WARNER RANCH FOUR ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
December 12, 2001

A meeting of the Warner Ranch Four Association Board of Directors was held on Wednesday, December 12, 2001, office of Lepin and Renehan Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 7:00 p.m.

Directors in attendance were David McCotter, Ross Pearlman, Mike Gehring, Paul Seppanen, Kelly Kinnard and Marty Kinnear. Mike Moran was absent. Kevin Hearty of Lepin and Renehan Management, Inc. was also present.

A quorum was established.

The meeting was called to order at 7:05 p.m.

After due discussion and upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

- Resolved: To accept the October 24, 2001 Board of Directors Meeting Minutes as written.
- Resolved: To approve the October and November 2001 financial statements subject to audit.
- Resolved: To have Kevin send a letter to the homeowner at Lot #417 letting them know that the water from their rear yard is seeping through the wall and into the common area.
- Resolved: To have Kevin check with SRP to see if we are still being billed for the electric meter at 6221 E. Linda Lane.
- Resolved: To have Kevin research the possibility of combining the electric meters off of Ray Road between McKemy and Roosevelt.
- Resolved: To approve \$5,000 for landscape renovations. The money will be used for the installation of new shrubs and boulders. Where the money is to be spent will be determined by Ground Specialties and Kelly Kinnard, Landscape Committee Chairman.
- Resolved: To approve the architectural change requests submitted by Lots 302 (landscape renovations) and 340 (security door).

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The next meeting is scheduled for February 27, 2002.

There being no further business to come before the Board, the general business portion of the meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Kevin Hearty  
Acting Secretary

Respectfully submitted,

Kelly Kinnard  
Secretary