

WARNER RANCH FOUR ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 27, 2002

A meeting of the Warner Ranch Four Association Board of Directors was held on Wednesday, February 27, 2002, 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, Mike Gehring, Paul Seppanen and Kelly Kinnard. Ross Pearlman 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 Mike Moran's resignation from the Board of Directors.
- Resolved: To appoint Val Bullock to fill the Board position vacated by Mike Moran.
- Resolved: To accept the December 2, 2001 Board of Directors Meeting Minutes as written.
- Resolved: To approve the December 2001 and January 2002 financial statements subject to audit.
- Resolved: To have Ground Specialties perform a thorough check of the entire irrigation system Tract by Tract. So that we are sure that every shrub is being adequately watered. Drip emitters for each shrub should be visible.
- Resolved: To appoint Val Bullock and Paul Seppanen to the Architectural Review Committee. Paul will serve as Chairman of the committee.
- Resolved: To approve the architectural request submitted by the owners of Lot #328 to install a beehive fireplace.

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Resolved: In the future to have Management send a letter to homeowners who have placed political signs in their front yard stating that technically the homeowner is in violation of the CC&R's, however, the Board has adopted a policy allowing the homeowner to keep the signs, but the sign will need to be removed within 24 hours after the election has been held.

The next meeting is scheduled for April 24, 2002

There being no further business to come before the Board, the general business portion of the meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Kevin Hearty
Acting Secretary

Respectfully submitted,



Kelly Kinnard
Secretary