

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
April 24, 2002

A meeting of the Warner Ranch 4 Association Board of Directors was held on Wednesday, April 24, 2002, at the 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, Ross Pearlman, Val Bullock and Kelly Kinnard. Gina Larsen and Karen Lepin of Lepin and Renehan Management, Inc. were also present.

The meeting was called to order at 7:02 p.m.

Guests present at the meeting were Mr. Noel Doran, homeowner of Lot #276 and Mr. Phillip Pease, resident of Lot #276. Due to recent violation letters received by the homeowner, an exemption from street parking was requested through the end of May, due to extenuating circumstances. The Board advised the homeowner that they would take this request into consideration and would have reply correspondence sent to the homeowner.

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

Resolved: To approve the February 27, 2002 Board of Directors Meeting Minutes, as written.

Resolved: To accept the Receipts and Disbursements for month(s) ending February 28, 2002 and March 31, 2002, subject to audit.

Resolved: To amend the Architectural Guidelines as reflected in bold italics on the attached two pages *exterior walls must be painted full formula, Dunn Edwards Garden Lakes Beige. Also add a line informing the homeowner that Kelly Moore will also mix this Dunn Edwards color and is currently offering a discount to homeowners who identify they are from Warner Ranch Phase 4 Homeowners Association.

Further

Resolved: To enclose a copy of the amended Guidelines with every approval letter and send a one-sheet Architectural Guideline amendment with the semi-annual payment coupon mailing.

Resolved: To have the Accounting Department advise if there is a way to give them a breakdown of the Lepin and Renehan Management charges or whether it would be easier to just provide a copy of the invoice to the Treasurer.

Resolved: To send a work order to Ground Specialties and request they check and monitor the irrigation at Tract C. There seems to be standing water.

Resolved: To have Gina add the first inspection date to the top of rule enforcement letters to owners.

Resolved: To have Management contact the City of Chandler and verify that they have accepted responsibility of the meter located in Tract S and verify the billing has been changed to SRP.

Further

Resolved: To shut off the meter if the City of Chandler does not accept responsibility

Resolved: To have Gina take pictures of the damaged wall along the railroad tracks and pursue charging of repairs to the Company/Railroad that bladed the property.

Resolved: To send bid proposal request to Jeremy of Tree Doctors for a cut list with trees listed as priority A, B and C.

Further

Resolved: To send bid proposal request to two (2) other tree contractors for a cut list with trees listed as priority A, B and C and by tract and tree.

Resolved: To have painting contractor paint the wall of #417, #418 and #419 on Tract J. Should include stucco repair.

Resolved: To move the bulletin board from its current location at the City of Chandler park to Tract J.

Further

Resolved: Once bulletin board is moved, to have the Plexiglas replaced and have Gina put updated copies of the board meeting schedule and the recent amendments to the Architectural Guidelines, referenced above.

COMMITTEE REPORTS:

Grounds

Kelly Kinnard and Ground Specialties has gone through the irrigation system at Tract A four times. The Association was losing plants and there were several leaks found. This is the original plumbing installed by the developer. Policy has been communicated to landscapers that if they have to pull a plant they must flag the location.

Tree Policy

If a homeowner wants a tree down it must meet the following:

- Must be within 10 feet of the fence
- Association cuts the tree down and replaces it
- Board must look at before the tree is removed
- The Association does quarterly trimming and removals

The next meeting is scheduled for June 26, 2002

There being no further business to come before the Board, the general business portion of the meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Gina Larsen
Acting Secretary

Respectfully submitted,

Kelly Kinnard
Secretary