

**WARNER RANCH 4 ASSOCIATION  
ANNUAL MEETING OF MEMBERSHIP  
MINUTES  
May 1, 2002**

The annual meeting of membership of Warner Ranch Four was held on Wednesday, May 1, 2002 at Kyrene De Las Manitas Elementary School, 1201 W. Courtney Lane Tempe, Arizona, at 7:00 p.m.

Directors in attendance were Dave McCotter, Mike Gehring, Kelly Kinnard, Ross Pearlman and Paul Seppanen. Karen Lepin and Gina Larsen of Lepin and Renehan Management, Inc. were also present.

A quorum was established with 40 lots represented, twelve (12) in person and twenty-eight (28) by proxy.

The meeting was called to order at 7:14 p.m.

The Affidavit of Mailing was presented.

A motion was made, seconded, and unanimously passed to waive reading of the minutes of the 2001 Annual Meeting and approve them with the correction of the year portion of the date of the meeting to read 2001 not 20001.

Mike Gehring gave the Treasurer's Report, stating that the Association is in good standing. Additionally explained to the homeowners how money is earmarked years in advance for large projects.

Elections were announced. The following homeowners submitted their names prior to the meeting: Mike Gehring. The floor was opened to nominations. Nominations for the following homeowners were received from the floor: Dave McCotter, Kelly Kinnard, Paul Seppanen, Ross Pearlman and Val Bullock. A motion was made, seconded and unanimously approved to elect Mike Gehring, Kelly Kinnard, David McCotter, Ross Pearlman, Paul Seppanen and Val Bullock by a vote of acclimation.

A discussion followed, which included the following topics: Clarification for park responsibility, drip system renovation, quarterly schedule of tree trimming with Tree Doctors –homeowner can call management to be placed on the list, tree removal/replacement, high cost of tree trimming, placement of boulders on property to deter utility trucks from parking on landscaping, landscapers being directed to not trim shrubs/groundcover/hedges so severely, granite has been redressed, speed humps have been installed, block watch signs will be going up and new Warner Ranch sign @ Ray and Kyrene was installed this year.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Gina Larsen  
Acting Secretary