

WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
August 28, 2002

The meeting of the Warner Ranch 4 Association Board of Directors was held on Wednesday, August 28, 2002, at the office of Lepin and Renehan Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 7:00 p.m.

In attendance: David McCotter, Mike Gehring, Paul Seppanen, Val Bullock and Ross Pearlman, Gina Larsen of Lepin and Renehan Management, Inc. was also present.  
Absent: None Guests present: None

The meeting was called to order at 7:03 p.m.

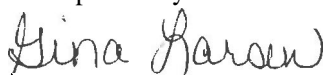
After due discussion and upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:


- Resolved: To approve the June 26, 2002 Board of Directors Meeting Minutes, as written.
- Resolved: To accept the Receipts and Disbursements for month(s) ending June 30, 2002 and July 31, 2002, subject to audit.
- Resolved: To approve the insurance quote offered by the Mahoney Group at a total cost of \$3,839.00.
- Resolved: To request Ron Lee of Ground Specialties to attend the board meeting to be held on October 23, 2002 to discuss landscape maintenance issues to include granite replacement and the landscaping renovation of Tract A.
- Resolved: To have Ground Specialties remove the Myoporum located at the corner of Ray and Roosevelt and at the corner of Kyrene and Shannon.
- Resolved: To have Ground Specialties give a bid for granite and plant replacement at the corners of Ray/Roosevelt and Kyrene/Shannon. The bid should include a picture/diagram.
- Resolved: To have management obtain bids for placing floodlights at the (3) entrances of Warner Ranch 4.
- Resolved: To have the Accounting Department move \$200 from Decorative Theme Stucco and \$200 from Stucco Wall into "Emergency Landscape Renovation."
- Resolved: To approve the Addendum to Meeting Minutes of the Board of Directors of August 28, 2002 concerning the 2003 Budget. Copy is attached.
- Resolved: To have Dave McCotter and Mike Gehring walk the property and propose which trees should be placed on a removal list.
- Resolved: To approve the Priority Two Trimming per the proposal received from Tree Doctors at a total cost of \$7,655.00.
- Resolved: To have management draft a thank you letter for Kellie Kinnard.

The next meeting is scheduled for October 23, 2002

There being no further business to come before the Board, the open session of the meeting was adjourned at 9:00 p.m.

Respectfully submitted.

  
Gina Larsen  
Acting Secretary

  
Dave McCotter  
President