

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
October 23, 2002

A meeting of the Warner Ranch 4 Association Board of Directors was held on Wednesday, October 23, 2002, at the office of Lepin and Pearlman Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 7:00 p.m.

In attendance: David McCotter, Mike Gehring, Val Bullock and Ross Pearlman. Gina Larsen of Lepin and Renehan Management, Inc. was also present.

Absent: Paul Seppanen

Guests present: None

The meeting was called to order at 7:00 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 August 28, 2002 Board of Directors Meeting Minutes, as written.

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

Resolved: To approve the renovation of the common areas at the corner of Kyrene/Shannon and Ray/Roosevelt per the attached diagrams submitted by Ron Lee of Ground Specialties.

Further

Resolved: To have Ground Specialties place one (1) 3 x 3 boulder at Ray and McKemy, north of existing boulder and south of the tire hydrant and one (1) 3 x 3 boulder and two (2) 2 x 3 boulders at Ray and Kyrene.

Resolved: To have Ground Specialties shut off the water for the grass (not drips for trees) effective November 1, 2002 in Tract A for a full month.

Resolved: To move \$19,912.63 to Merrill Lynch Money Market.

Resolved: To have Ross Pearlman do a cost savings analysis for replacing the grass with granite in Tract A.

Resolved: To have management send a letter to Lot #391 requesting they repair/repaint the wrought iron at the rear of their lot.

Resolved: To approve the Priority Two Trimming per the proposal received from Tree Doctors at an approximate cost of \$8,600.00.

Resolved: To approve the meeting schedule for 2003 per the attached.

Resolved: To have handyman repair the wall on the rear of lot #293.

Resolved: To have management contact Tree Doctors and ask if they can physically tag the trees with the numbers they have designated and what the cost would be for the service. Possibly using brass tags with steel nails.

Resolved: To have management investigate the cost of placing lot number tags on the rear walls of all units.

Resolved: To have management contact Econolight, Inc. and ask where the power would be coming from for the proposal submitted for the installation of flood lights at the monument signs.

Further

Resolved: To request additional bids with low voltage lights being used.

The next meeting is scheduled for December 12, 2002

There being no further business to come before the Board, the open session of the meeting was adjourned at 9:50 p.m.

Respectfully submitted,



Gina Larsen
Acting Secretary



Val Bullock
Secretary