

WARNER RANCH 4 ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 27, 2003

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, January 27, 2003, at the office of Lepin and Renehan Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 6:05 p.m.


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

The meeting was called to order at 6:05 p.m. Upon motion duly made the following resolutions were unanimously passed unless otherwise indicated:

- Resolved: To approve the December 12, 2002 Board of Directors Meeting Minutes, as written.
- Resolved: To accept the financial statements for month ending November 30, 2002, subject to audit.
- Resolved: To have the board review, edit and submit changes to the Architectural Committee Charter Draft to Dave McCotter. Dave McCotter will send the finalized Draft of the Architectural Committee Charter to management to be included in packet for the March 10, 2003 board meeting.
- Resolved: To have Val Bullock, Dave McCotter and Ross Pearlman act as the temporary Architectural Committee until the Charter is completed and new members are appointed.
- Further Resolved: Any architectural submittals received between meetings, which are reflect changes to a dwelling structure will require approval by the Board of Directors.
- Resolved: To suspend the installation of lot number tags on rear fences of homes (backing the common areas) until some time in the future.
- Resolved: To accept the proposal from the Tree Doctors to inventory all trees and install numbered aluminum tags for a total of \$1,300.00.
- Resolved: To table discussion of monument lighting until the March 10, 2003 board meeting.
- Resolved: To accept the property/liability/fidelity package and D&O insurance proposals from the Mahoney Group for a total of \$4,625.19.
- Further Resolved: To have management obtain additional information regarding the umbrella policy that was offered by the Mahoney Group for the March 10, 2003 board meeting.
- Resolved: To have management get prices/bids to replace the bulletin board.
- Resolved: To have the annual meeting on May 22, 2003.

The meeting was adjourned at 7:45 p.m. The next meeting is scheduled for March 10, 2003.

Respectfully submitted,

  
Gina Larsen  
Acting Secretary

  
Dave McCotter  
President