

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MARCH 10, 2003

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, March 10, 2003, at the office of Lepin and Renehan Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 6:07 p.m.


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

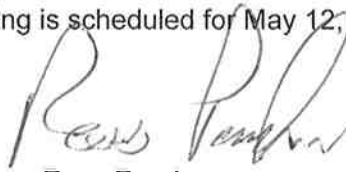
The meeting was called to order at 6:07 p.m. Upon motion duly made the following resolutions were unanimously passed:

- Resolved: To approve the January 27, 2003 Board of Directors Meeting Minutes, as written.
- Resolved: To accept the financial statements for December 31, 2002, and January 31, 2003, subject to audit.
- Resolved: To table discussion of the retention area on Kyrene until the May 12, 2002 board meeting.
- Resolved: To table discussion of monument lighting until the May 12, 2003 board meeting. Homeowners and board members will conduct further research.
- Resolved: To accept the attached proposal from the Tree Doctors for tree removal/replacement/trim and fertilization for a total of \$1,950.00.
- Resolved: To send a letter to the homeowner of lot #458 (Burt/Radmer) requesting they submit their rear gate for architectural approval.
- Resolved: To accept the attached Annual Meeting Notice once the location of the meeting has been verified.
- Resolved: To have landscaper spray and pull the weeds at lot #594 (Hayes) and attach the service invoice to the homeowners account.
- Resolved: To table discussion of the Architectural Committee Charter and Monetary Penalty Policy.
- Resolved: To have the annual meeting on May 22, 2003.

The meeting was adjourned at 6:57 p.m. The next meeting is scheduled for May 12, 2003.

Respectfully submitted,


Gina Larsen
Acting Secretary


Ross Pearlman
Vice President