

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MAY 12,2003

A meeting of the Warner Ranch 4 Association Board of Directors was held on Monday, May 12, 2003, at the office of Lepin and Renehan Management, Inc., 51 West Elliot Road, Suite 111, Tempe, Arizona, at 6:00 p.m.

In attendance: Dave 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 6:15 p.m. Upon motion duly made the following resolutions were unanimously passed:

Resolved: To approve the March 10, 2003 Board of Directors Meeting Minutes, as written.

Resolved: To accept the financial statements for February 28, 2003, March 31, 2003 and April 30, 2003, subject to audit.

Resolved: To approve the financial statements for the fiscal year 2002 as audited by Clyde and Joanne Raymond, CPA's.

Resolved: To approve C&J Raymond to audit the 2003 records and prepare taxes and the annual report to the Arizona Corporation Commission.

Resolved: Any architectural submittal with a structural change, either to the house or on the property shall be brought to the full Board for final approval. The Architectural Committee shall review the plan prior to the meeting at which is reviewed by the Board for approval.

Resolved: To send letter to the Traffic Control Manager for the City of Chandler requesting they inspect the south east corner of Ray and McKemy and provide a proposed remedy that would keep traffic from going through the homeowner's rear fence wall at 6480 W. Megan Court.

Resolved: To send a letter to the owner of Lot #394 (Mahoney) stating, "After careful deliberation, the board finds that the approval of the architectural submittal for the gazebo to be installed at 6182 W. Linda Lane stands. This structure is consistent with other gazebos that have been approved within the Association and the materials are harmonious with the surrounding structure.

Resolved: To table the landscape walk through proposal until the regular board meeting to be held immediately following the annual meeting on May 22, 2003.

Resolved: To table discussion of the Monetary Penalty Policy until the July 14, 2003, board meeting.

Resolved: To have Ground Specialties provide a breakdown of fees for granite redressing. Quote should have fees listed separately for materials (granite) and labor.

Resolved: To get bids for the repair of the brick landscape borders located throughout the property.

Further

Resolved: To get bids for possible future concrete curbing installation in common areas to replace severely damaged brick borders.

Resolved: To accept proposal #4587 from Tree Doctors for the trimming and fertilization of 48 young trees and removal of tree #57 (Elm) and stump for a total cost of \$1,490.00.

Resolved: To accept proposal #4588 from Tree Doctors for the removal and stump grinding of tree #'s 161, 186, 254, and 236 for a total cost of \$609.50.

The meeting was adjourned at 7:40 p.m. The next meeting is scheduled for May 22, 2003.

Respectfully submitted,



Gina Larsen
Acting Secretary



Dave McCotter
President