

WARNER RANCH 4 ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JULY 15, 2003

A meeting of the Warner Ranch 4 Association Board of Directors was held on Tuesday, July 15, 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, Ross Pearlman and Byron Harrod. Gina Larsen of Lepin and Renehan Management, Inc. was also present.

Absent: Mike Gehring and Bruce Read Guests: None

The meeting was called to order at 6:00 p.m. Upon motion duly made the following resolutions were unanimously passed:

Resolved: To approve the May 12, 2003, Board of Directors Meeting Minutes and the May 22, 2003, Annual and Board of Directors Meeting Minutes, as written.

Resolved: To accept the financial statements for May 31, 2003, and June 30, 2003, subject to audit.

Resolved: To appoint Dave McCotter, Mike Gehring and Ross Pearlman as the Budget Review Committee.

Further

Resolved: To have the Budget Review Committee conduct a meeting with Lepin and Renehan Management in order to do a preliminary review of the budget for recommendations to the full board. Management brought to the Board's attention that three board members would constitute a quorum. The Board's opinion is that this is a committee meeting not the Board of Directors.

Resolved: To approve the invoice from Tree Doctors for \$212.00 for the trimming of 2 Mesquite trees per a homeowner's request.

Resolved: To approve proposal #4668 for tree crown thinning, cleaning, raising and reduction from Tree Doctors with the deletion of tree #'s 438 and 440.

Resolved: To approve proposal #4711 for palm tree trimming for a total of \$508.80.

Resolved: To ratify the decision to hire Arizona Fire & Water Restoration to repair the wall at Ray and McKemy that was recently damaged in the automobile accident for a cost of \$2,815.67. This includes \$100.00 for reinforcement of the wall.

Further

Resolved: Once payment is received from the driver of the vehicle's insurance company, the Association will bill half of the remaining amount to the homeowner and have them claim it on their insurance. There will be no claim made to the Association insurance company.

- Resolved: To send a letter to the homeowner of Lot #502 (Suhs) informing them that the Association does not remove healthy trees, therefore the Association will not incur the cost and remove this tree. However, the Board of Directors approves the homeowner removing the tree (to include stump grinding) at the homeowner's expense, providing the Association's vendor performs the work.
- Resolved: To have the property manager meet with Arizona Maintenance Professionals on property and discuss the rerouting of some of brick landscape borders around trees and roots and request an updated proposal.
- Resolved: To add a category to the Landscape Renovations Sheet of the budget for Concrete Curbing/Border Installation in the common areas to replace the brick borders that are currently there. The Board would like to budget \$25K over the next 5 years.
- Resolved: To have the property manager draft a letter to the homeowners with open fencing adjacent to the common areas requesting they paint.

The meeting was adjourned at 6:53 p.m. The next meeting is scheduled for September 8, 2003.

Respectfully submitted,



Gina Larsen
Acting Secretary